Arlington Zoning Board of Appeals

Date: Tuesday, May 13, 2025
Time: 7:30 PM
Location: Conducted by Remote Participation
Additional Details:

Agenda Items

Administrative Items

1. **Conducted by Remote Participation**

   You are invited to a Zoom meeting on May 13, 2025 07:30 PM Eastern Time (US and Canada)
   To register in advance for this meeting, go to https://town-arlington-ma-us.zoom.us/meeting/register/5Y1AB6tvSDSx7HgprtKzMg
   Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments should be sent by email to ZBA@town.arlington.ma.us prior to the start of the meeting.
   Notice to the Public on meeting privacy In the interests of preventing abuse of video conferencing technology, all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will need to follow multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone using the dial-in information provided above.

Hearings

2. **Docket #3830 39 Woodside Lane (continued)**

   OpenGov link https://arlingtonma.portal.opengov.com/records/204691

3. **Docket #3836 103 Thorndike St**

   OpenGov Links:
   - Special Permit: https://arlingtonma.portal.opengov.com/records/207277
   - Variance: https://arlingtonma.portal.opengov.com/records/208688

4. **Docket #3844 14 Wachusett Ave Unit 2**

   OpenGov link: https://arlingtonma.portal.opengov.com/records/209376

5. **Docket #3846 58 Edmund Rd**

   OpenGov Link: https://arlingtonma.portal.opengov.com/records/209317

6. **Docket #3847 156 Brattle St**

   OpenGov link: https://arlingtonma.portal.opengov.com/records/209486

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted by Remote Participation

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Docket #3830 39 Woodside Lane (continued)

Summary:
OpenGov link https://arlingtonma.portal.opengov.com/records/204691

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	3830_39_Woodside_Lane_Application_SP-24-33.pdf	3830 39 Woodside Lane Application SP-24-33
🗋	Reference Material	3830_39_Woodside_Ln_Legal_Ad.pdf	3830 39 Woodside Ln Legal Ad
🗋	Reference Material	3830_39_Woodside_Lane_Drawings.pdf	3830 39 Woodside Lane Drawings
🗋	Reference Material	3830_39_Woodside_Lane_Plot_Plan.pdf	3830 39 Woodside Lane Plot Plan
🗋	Reference Material	3830_39_Woodside_Lane_drawings_updated_12-12-2024.pdf	3830 39 Woodside Lane drawings updated 12-12-2024
🗋	Reference Material	3830_39_Woodside_REVIEW_OF_NEIGHBORHOOD_-_2025.pdf	3830 39 Woodside REVIEW OF NEIGHBORHOOD - 2025
🗋	Reference Material	3830_39_Woodside_Rd_Useable_open_space.pdf	3830 39 Woodside Rd Useable open space
🗋	Reference Material	3830_39_Woodside_Revised_certified_plot_plan.pdf	3830 39 Woodside Revised certified plot plan
🗋	Reference Material	3830_39_Woodside_Area_Map.pdf	3830 39 Woodside Area Map
🗋	Reference Material	3830_39_Woodside_abutter_ltr_Moore.pdf	3830 39 Woodside abutter ltr Moore
🗋	Reference Material	Neighbor_letter_Lubar_39_Woodside_Lane.pdf	Neighbor letter Lubar 39 Woodside Lane 01182025
🗋	Reference Material	3830_39_Woodside_Lane_continuance_ltr_3-4-25.pdf	3830 39 Woodside Lane continuance ltr 3-4-25

Town of Arlington, MA

November 26, 2024

SP-24-33

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 11/25/2024

Primary Location

39 WOODSIDE LN
Arlington, MA 02474

Owner

BETTER HOMES REALTY LLC
28 REVERE RD WOBURN, MA 01801

Applicant

Miguel Goyeneche
617-593-5275
gary@acgeneralcontractinginc.com
28 Revere Road
Woburn, MA 01801

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)****

The requested use is allowable by Special Permit with positive finds under 8.1.1, 8.1.3(A) and 5.42(B)(6) of the Bylaw.

Explain why the requested use is essential or desirable to the public convenience or welfare.*

The requested use is essential or desirable to the public convenience or welfare as the improvement of the residence is necessary for the needs of a growing family, including the increased need for additional space to enable family members to work from home, which has become more prevalent since the pandemic.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The requested use will not create undue traffic congestion, or unduly impair pedestrian safety because the property will remain a single-family home occupied by a family. The parking spaces will number two (2) in total.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare since, although the use is adding additional bathrooms, the increased water usage is negligible as a one family home. There will not be the creation of hazards affecting health, safety or the general welfare.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

There are no special regulations which apply to the proposed use.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare because the use will remain as a residence for a family.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood as a home presently exists on the property. The Applicant seeks to expand the home for the needs of a growing family. There are comparable sized homes in the area.

Dimensional and Parking Information

Present Use/Occupancy *

Residential

Proposed Use/Occupancy *

Residential

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

1442

Proposed Gross Floor Area (Sq. Ft.)*

4562

Existing Lot Size (Sq. Ft.)*

9120

Proposed Lot Size (Sq. Ft.)*

9120

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

64.27

Proposed Frontage (ft.)*

64.27

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.16

Proposed Floor Area Ratio*

0.5

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

15.8

Proposed Lot Coverage (%)*

21

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

9120

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

9120

Minimum Lot Area per Dwelling Unit required by Zoning*

6000

Existing Front Yard Depth (ft.)*

38.3

Proposed Front Yard Depth (ft.)*

26.8

Minimum Front Yard Depth required by Zoning*

25

Existing SECOND Front Yard Depth (ft.)*

0

Proposed SECOND Front Yard Depth (ft.)*

0

Minimum SECOND Front Yard Depth required by Zoning*

0

Existing Left Side Yard Depth (ft.)*

13.6

Proposed Left Side Yard Depth (ft.)*

13.6

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

36.6

Proposed Right Side Yard Depth (ft.)*

14.8

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

11.9

Proposed Rear Yard Depth (ft.)*

11.9

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

29

Proposed Height (ft.)*

34.667

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

5424

Proposed Landscaped Open Space (Sq. Ft.)*

2372

Existing Landscaped Open Space (% of GFA)*

376.1

Proposed Landscaped Open Space (% of GFA)*

52

Minimum Landscaped Open Space (% of GFA) required by Zoning*

10

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

1612

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

35.3

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

1

Proposed Number of Parking Spaces*

2

Minimum Number of Parking Spaces required by Zoning*

2

Existing Parking area setbacks

–

Proposed Parking area setbacks *

8.7

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

5

Proposed Slope of proposed roof(s) (in. per ft.)*

2

Minimum Slope of Proposed Roof(s) required by Zoning*

2

Existing type of construction*

Type 5 - wood

Proposed type of construction*

Type 5 - wood

Open Space Information

Existing Total Lot Area*

9120

Proposed Total Lot Area*

9120

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

1612

Existing Open Space, Landscaped*

5424

Proposed Open Space, Landscaped*

2372

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area

0

Basement or Cellar, Proposed Gross Floor Area

0

1st Floor, Existing Gross Floor Area

703

1st Floor, Proposed Gross Floor Area

1809

2nd Floor, Existing Gross Floor Area

739

2nd Floor, Proposed Gross Floor Area

1859

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

894

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies, Existing Gross Floor Area

0

All weather habitable porches and balconies, Proposed Gross Floor Area

0

Total Existing Gross Floor Area

1442

Total Proposed Gross Floor Area

4562

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

• Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

☑

Applicant's Signature*

Paul Lessard
Nov 19, 2024

Attachments

21526-015.pdf
21526-015.pdf
Uploaded by Miguel Goyeneche on Nov 21, 2024 at 1:06 PM

Supporting Documentation [worksheet and drawings] REQUIRED

39 Woodside Lane Permit Dwg 6.26.24.pdf

Uploaded by Miguel Goyeneche on Nov 19, 2024 at 1:03 PM



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

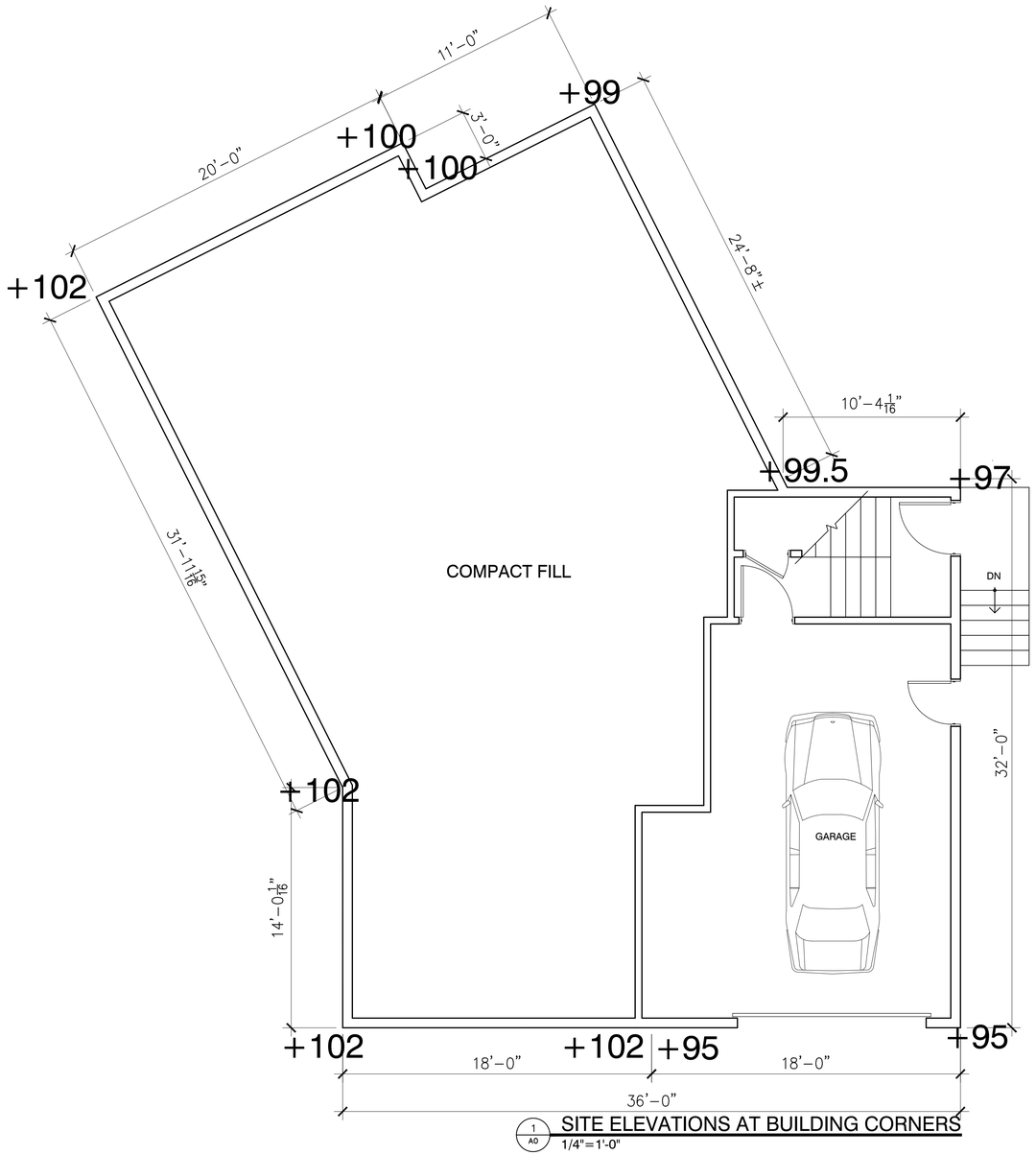
DOCKET NO **3830**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Better Homes Realty, LLC,** on November 26, 2024, a petition seeking to alter their property located at **39 Woodside Lane-Block Plan 088.0-0003-0003.0** Said petition would require a **Special Permit** under **8.1.1, 8.1.3(A) and 5.42(B)(6)** of the Zoning Bylaw for the Town of Arlington.

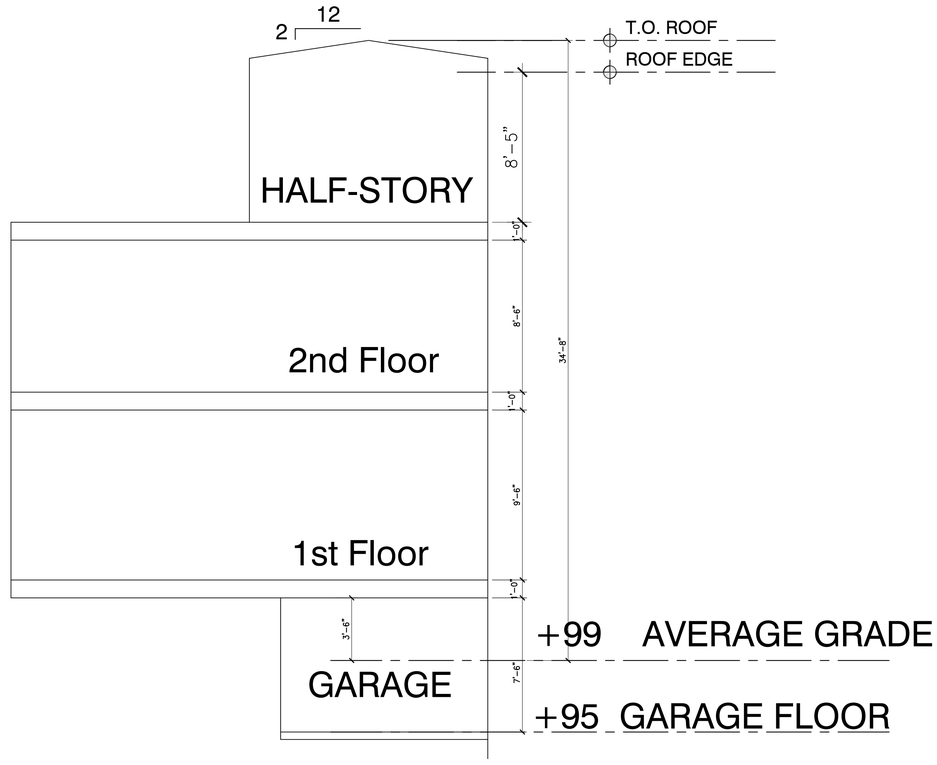
A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on January 14, 2025, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar and choose the date of the meeting you wish to attend. **For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes

Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair
Zoning Board of Appeals



1 A0 SITE ELEVATIONS AT BUILDING CORNERS
1/4"=1'-0"



2 A0 BUILDING SECTION SCHEMATIC
1/4"=1'-0"

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

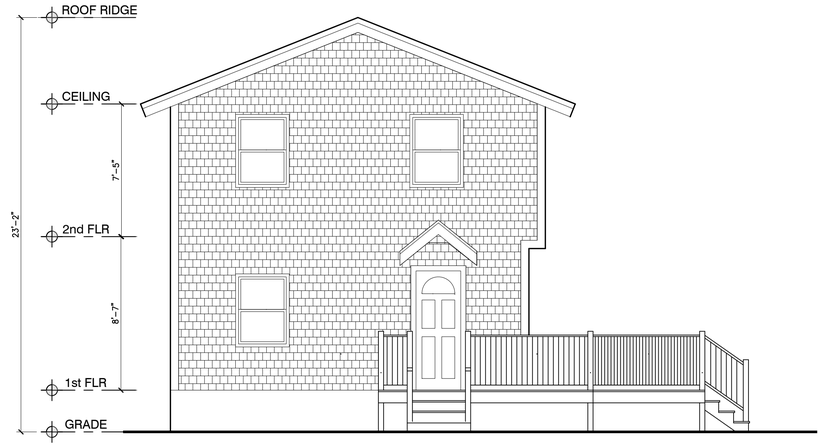
HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

PROPOSED BASEMENT/GARAGE & 1st FLOOR PLANS

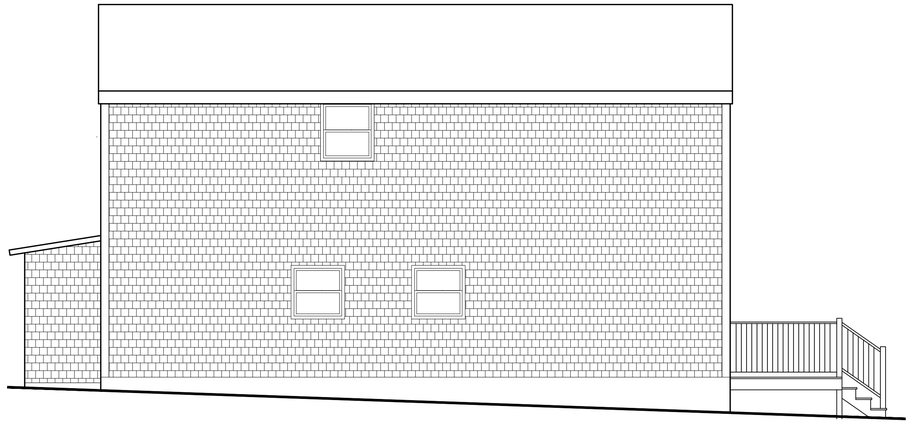
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PROJECT NUMBER:
DATE: 6/26/24
SCALE: AS NOTED
DRAWN: PRL
CHECK:

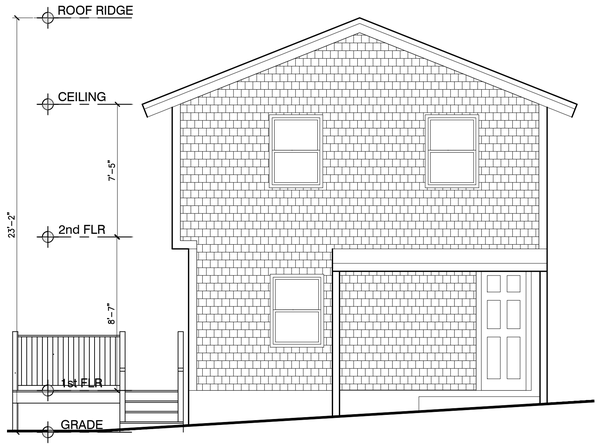
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A0



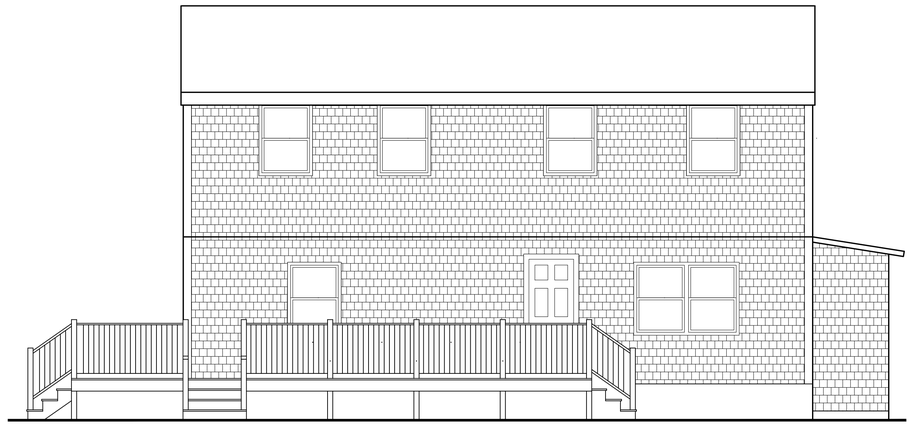
1 A1 EXISTING EAST (FRONT) ELEVATION
1/4"=1'-0"



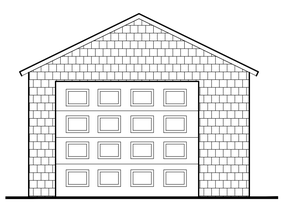
2 A1 EXISTING SOUTH ELEVATION
1/4"=1'-0"



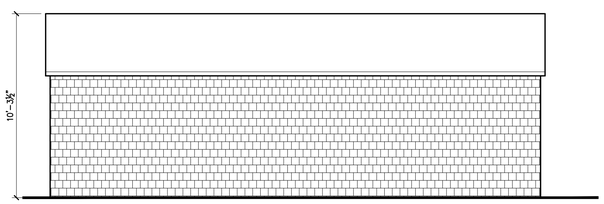
3 A1 EXISTING WEST (REAR) ELEVATION
1/4"=1'-0"



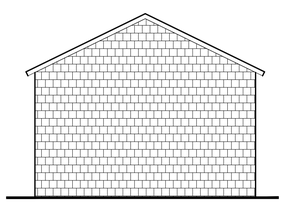
4 A1 EXISTING NORTH ELEVATION
1/4"=1'-0"



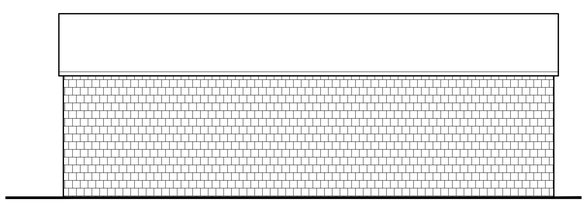
5 A1 EXISTING GARAGE EAST (FRONT) ELEV.
1/4"=1'-0"



6 A1 EXISTING GARAGE SOUTH ELEV.
1/4"=1'-0"



7 A1 EXISTING GARAGE WEST ELEV.
1/4"=1'-0"



8 A1 EXISTING GARAGE NORTH ELEV.
1/4"=1'-0"

PAUL R. LESSARD
• REGISTERED ARCHITECT •
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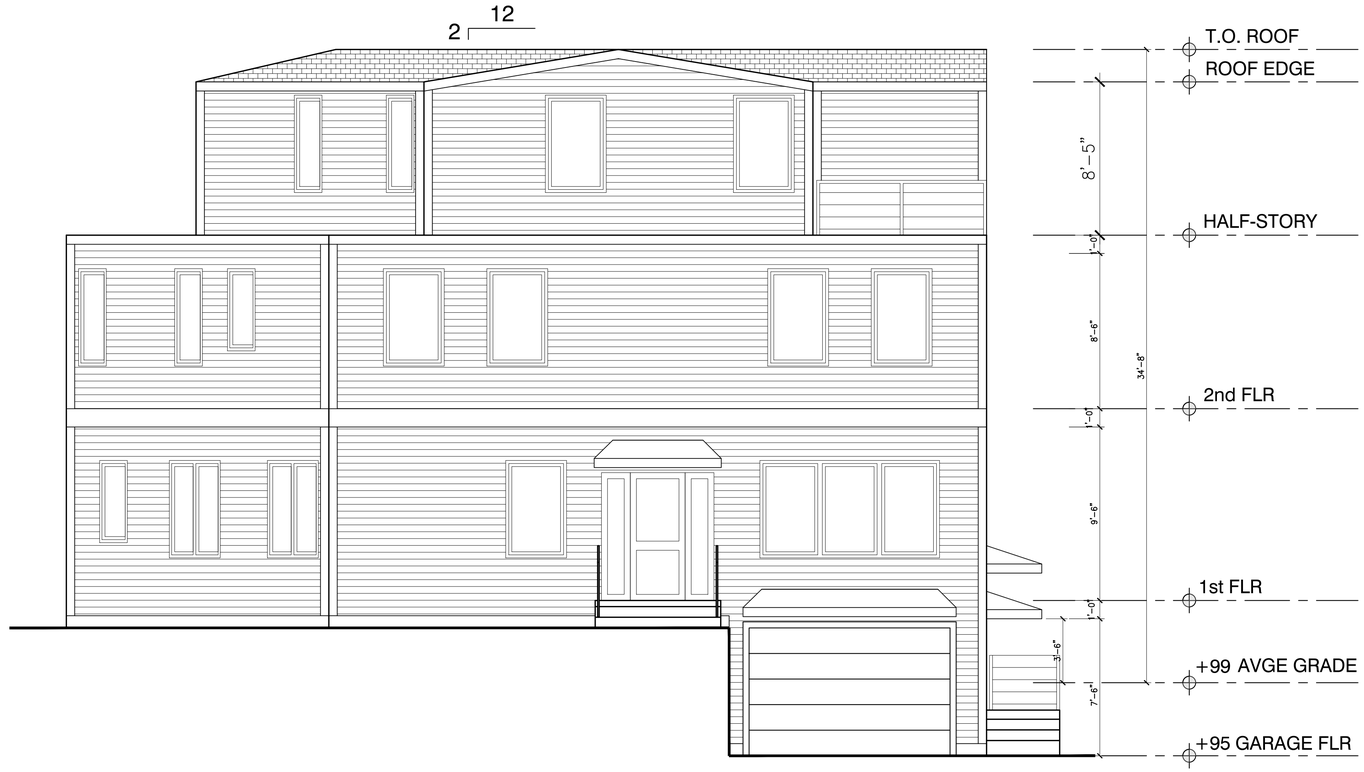
HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

EXISTING EXTERIOR ELEVATIONS

REVISIONS:

PROJECT NUMBER:
DATE: 6/26/24
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:
A1



1 A2 PROPOSED EAST (FRONT) ELEVATION
1/4"=1'-0"



2 A2 PROPOSED SOUTH ELEVATION
1/4"=1'-0"

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HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

PROPOSED EXTERIOR SOUTH & WEST ELEVATIONS

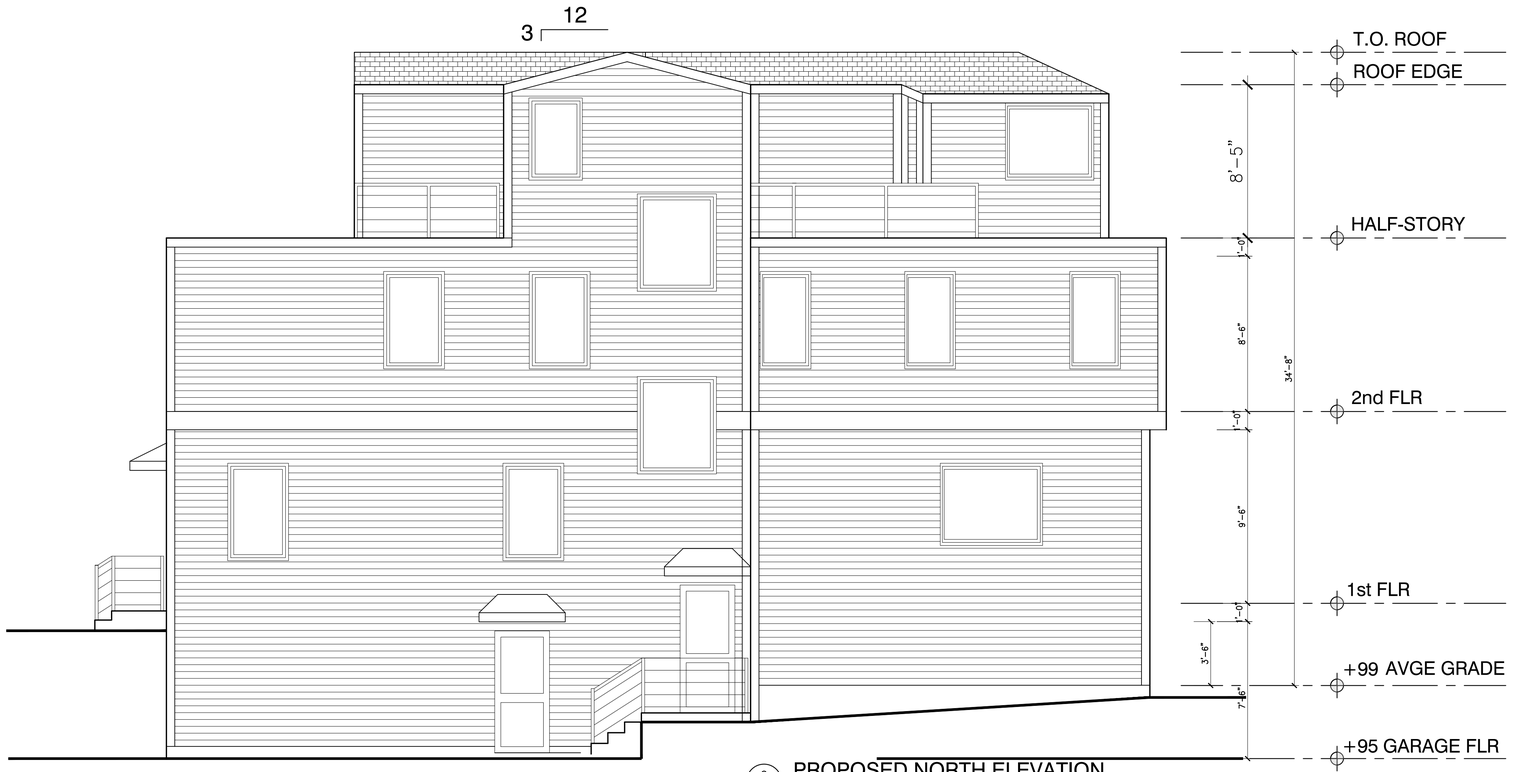
REVISIONS:

PROJECT NUMBER:
DATE: 6/26/24
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DRAWN: PRL
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DRAWING NUMBER:
A2



1 / A3 PROPOSED WEST (REAR) ELEVATION
1/4"=1'-0"



2 / A3 PROPOSED NORTH ELEVATION
1/4"=1'-0"

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HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

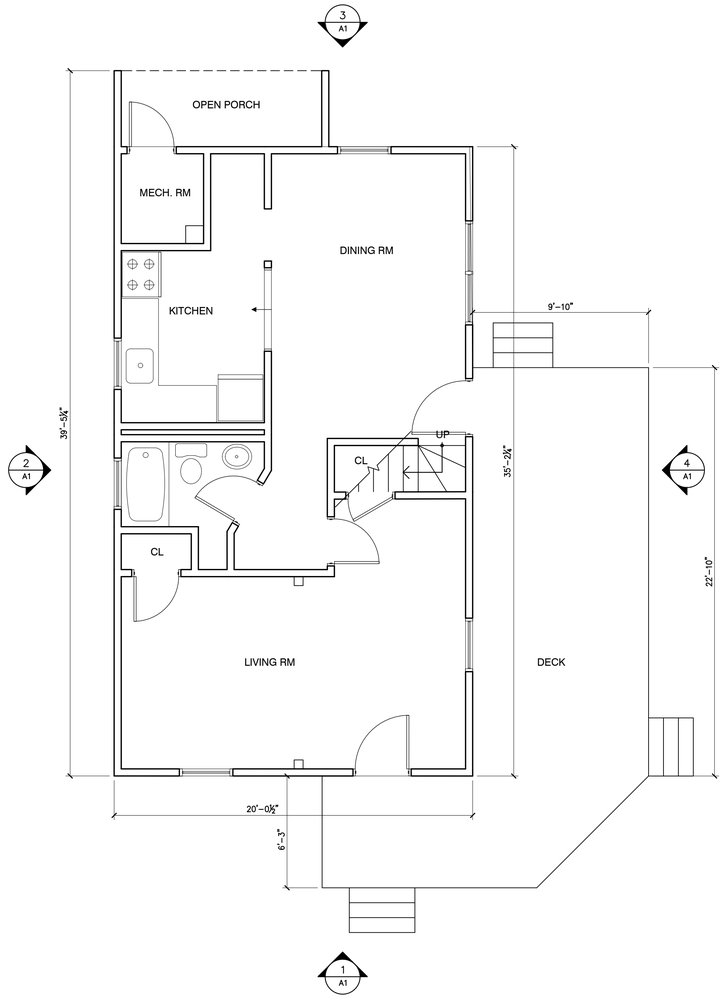
PROPOSED EXTERIOR WEST & NORTH ELEVATIONS

REVISIONS:

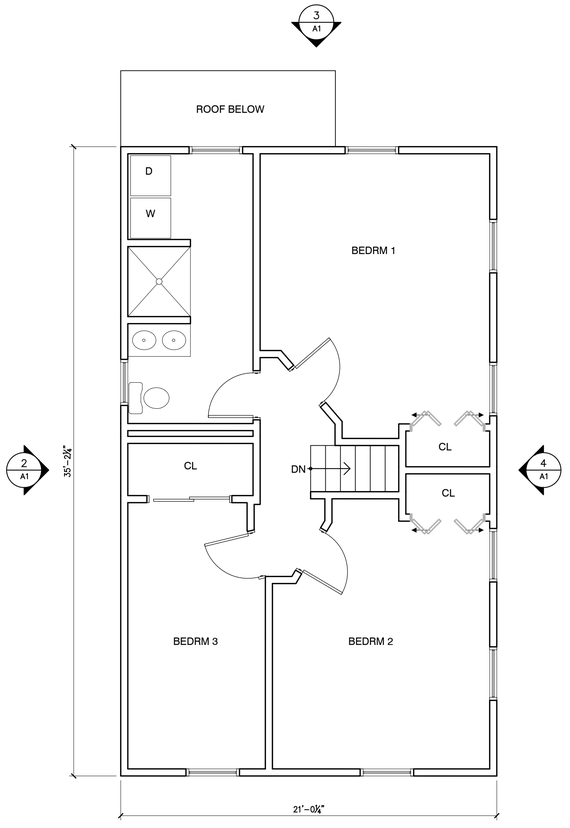
PROJECT NUMBER:
DATE: 6/26/24
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DRAWING NUMBER:
A3

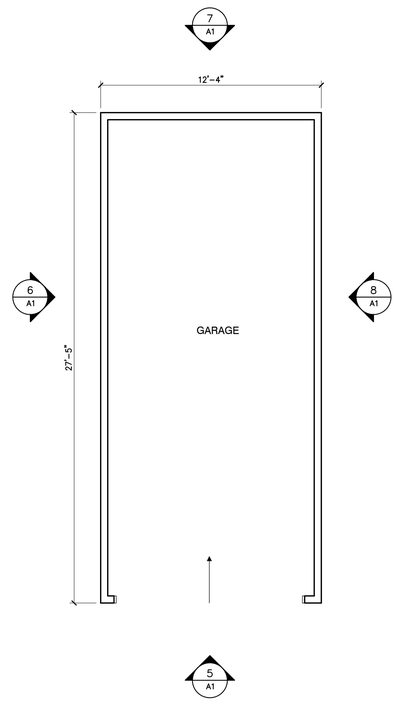
REGISTERED ARCHITECT PAUL R. LESSARD NO. 9734 SALEM, Mass. COMMONWEALTH OF MASSACHUSETTS



1 A4 EXISTING 1st FLOOR PLAN
1/4"=1'-0"



2 A4 EXISTING 2nd FLOOR PLAN
1/4"=1'-0"



3 A4 EXISTING GARAGE FLOOR PLAN
1/4"=1'-0"

PAUL R. LESSARD
• REGISTERED ARCHITECT •
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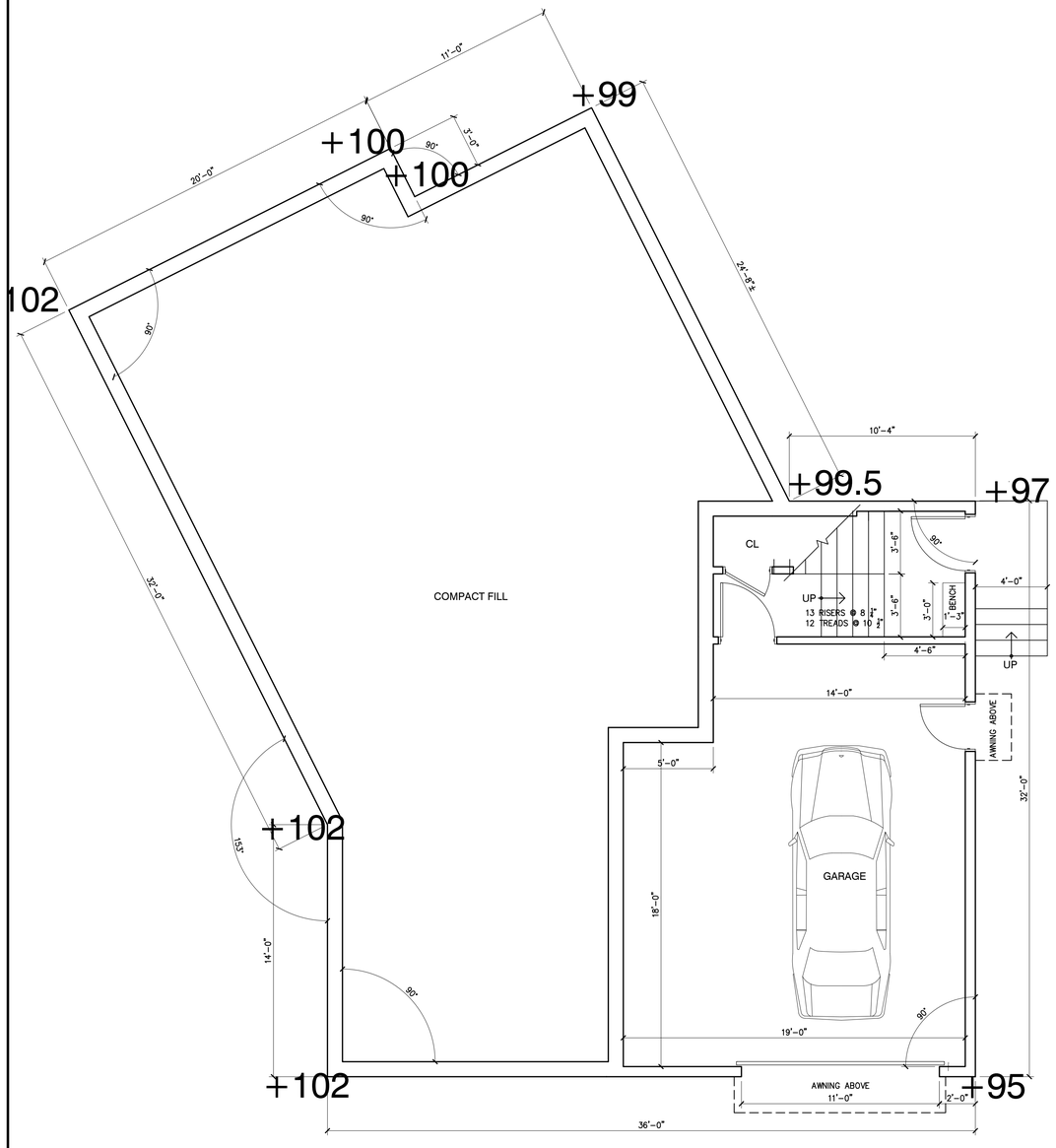
HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

EXISTING FLOOR PLANS

REVISIONS:

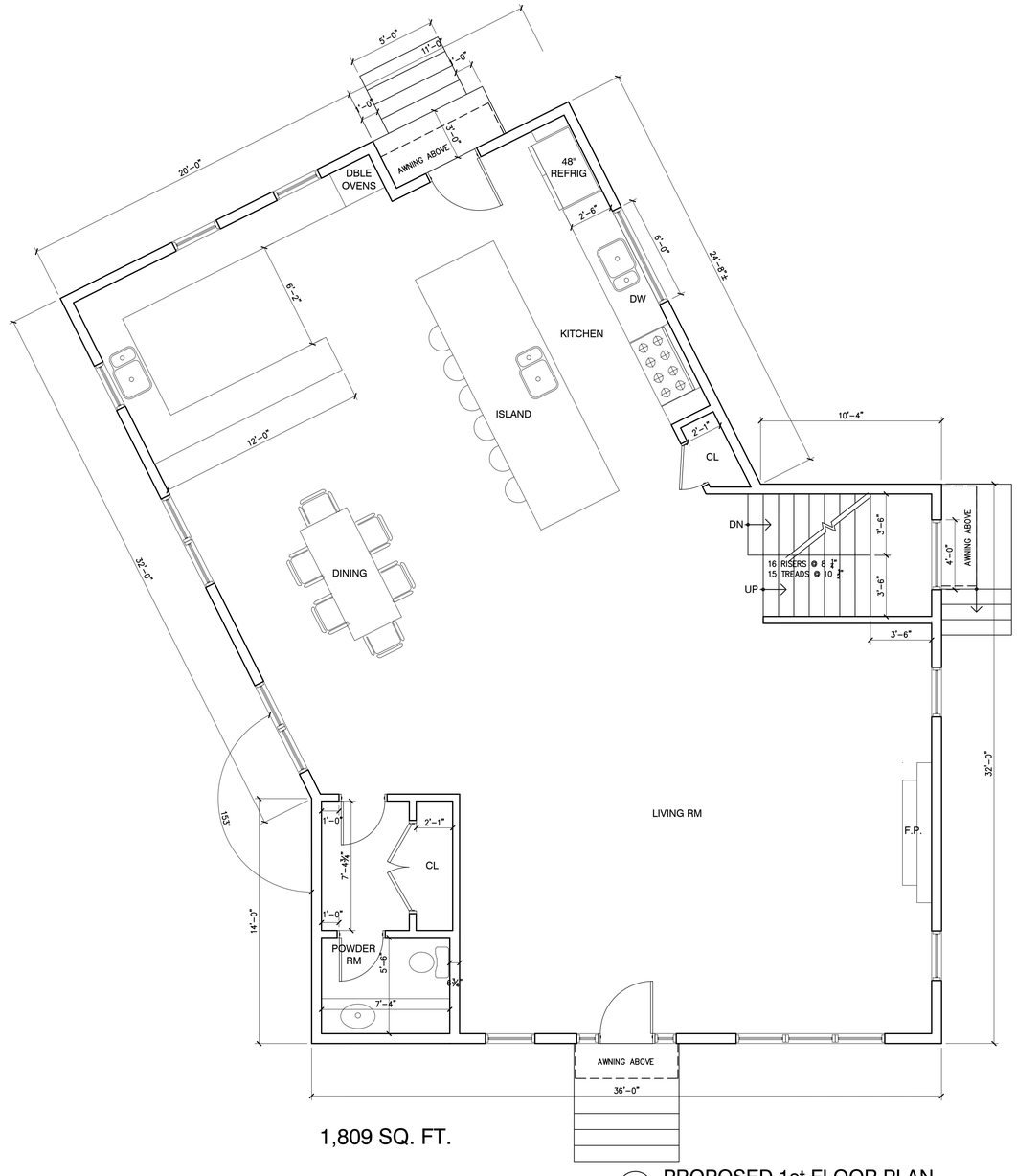
PROJECT NUMBER:
DATE: 6/26/24
SCALE: AS NOTED
DRAWN: PRL
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DRAWING NUMBER:
A4



556 SQ. FT.

1/A5 PROPOSED CELLAR/GARAGE FLOOR PLAN
1/4"=1'-0"



1,809 SQ. FT.

2/A5 PROPOSED 1st FLOOR PLAN
1/4"=1'-0"

GROSS SQUARE FOOTAGE = 4,562 SQ. FT.
LOT AREA = 9,120 SQ. FT.
FLOOR AREA RATIO (F.A.R.) = .50

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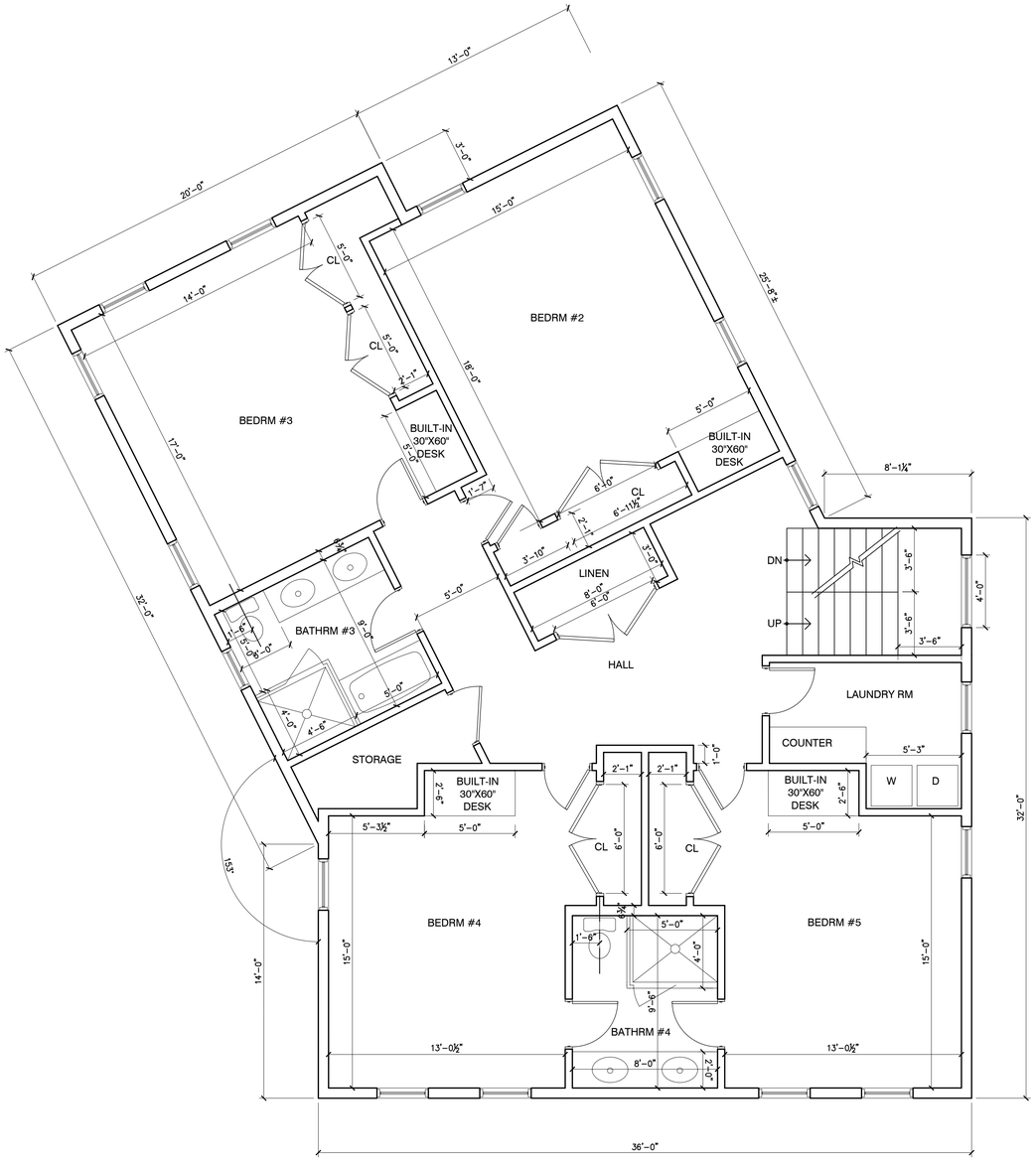
HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

PROPOSED BASEMENT/GARAGE & 1st FLOOR PLANS

REVISIONS:

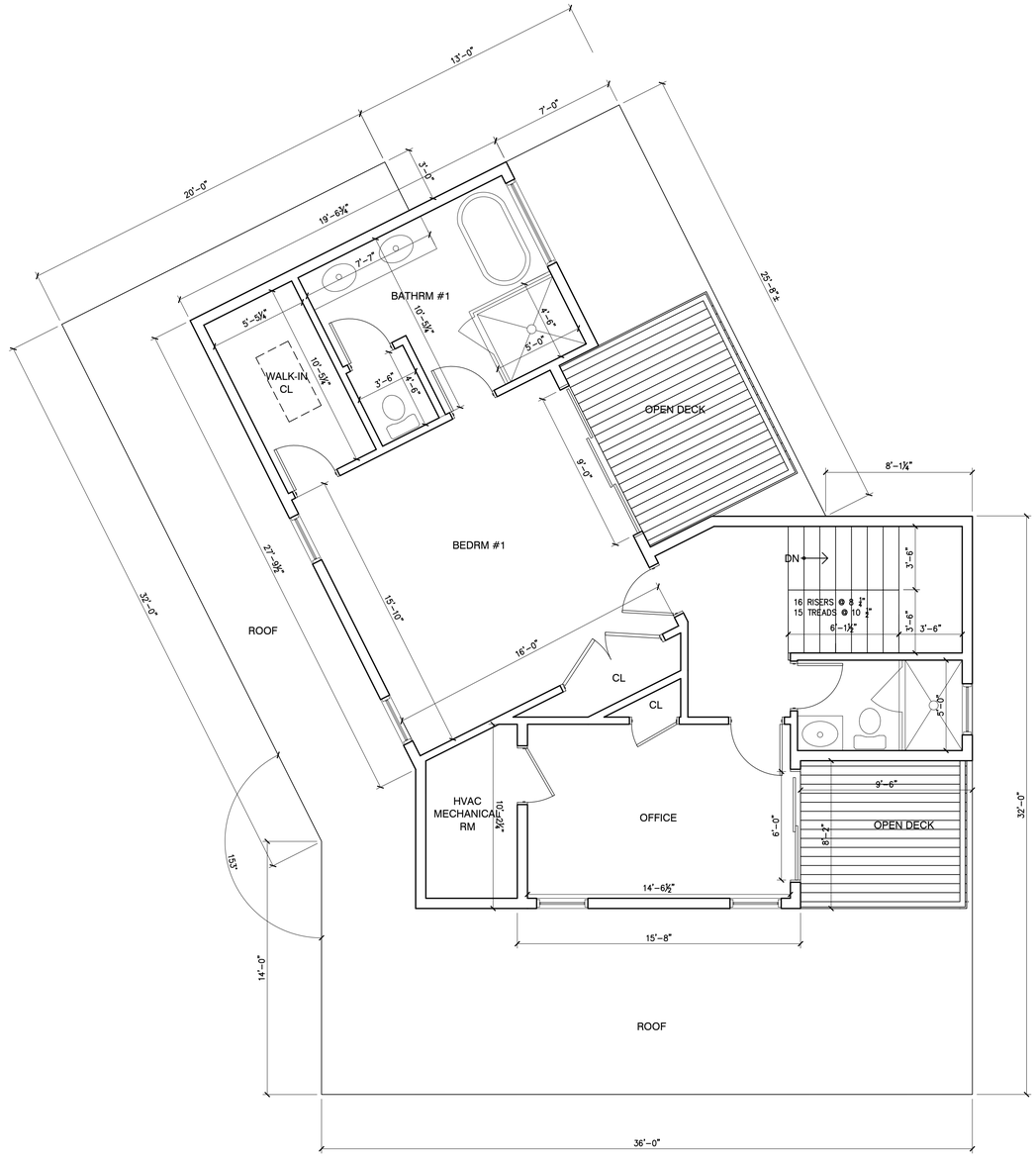
PROJECT NUMBER:
DATE: 6/26/24
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:
A5



1,859 SQ. FT.

1/A6 PROPOSED 2nd FLOOR PLAN
1/4"=1'-0"



894 SQ. FT.

2/A6 PROPOSED 3rd FLOOR PLAN
1/4"=1'-0"

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

PROPOSED 2nd & 3rd FLOOR PLANS

REVISIONS:

PROJECT NUMBER:
DATE: 6/26/24
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:
A6



1/A7 PROPOSED ROOF PLAN
1/4"=1'-0"

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

PROPOSED ROOF PLAN

REVISIONS:

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DRAWN: PRL
CHECK:

DRAWING NUMBER:
A7



1 AX OPTION A - ALL CLAPBOARD
1/4"=1'-0"



2 AX OPTION B - CLAPBOARD AT TOP/ SHINGLES AT BOTTOM
1/4"=1'-0"



3 AX OPTION C - SHINGLES AT TOP/ CLAPBOARD AT BOTTOM
1/4"=1'-0"

PAUL R. LESSARD
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13 STATION ROAD SALEM, MA 01970
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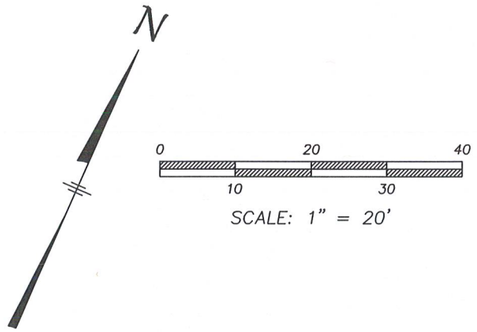
HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

PROPOSED EXTERIOR FINISH OPTIONS

REVISIONS:

PROJECT NUMBER:
DATE: 6/26/24
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:
AX



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: BETTER HOMES REALTY LLC

TITLE REFERENCE: BK 79628 PG 176

PLAN REFERENCE: BK 7738 END

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

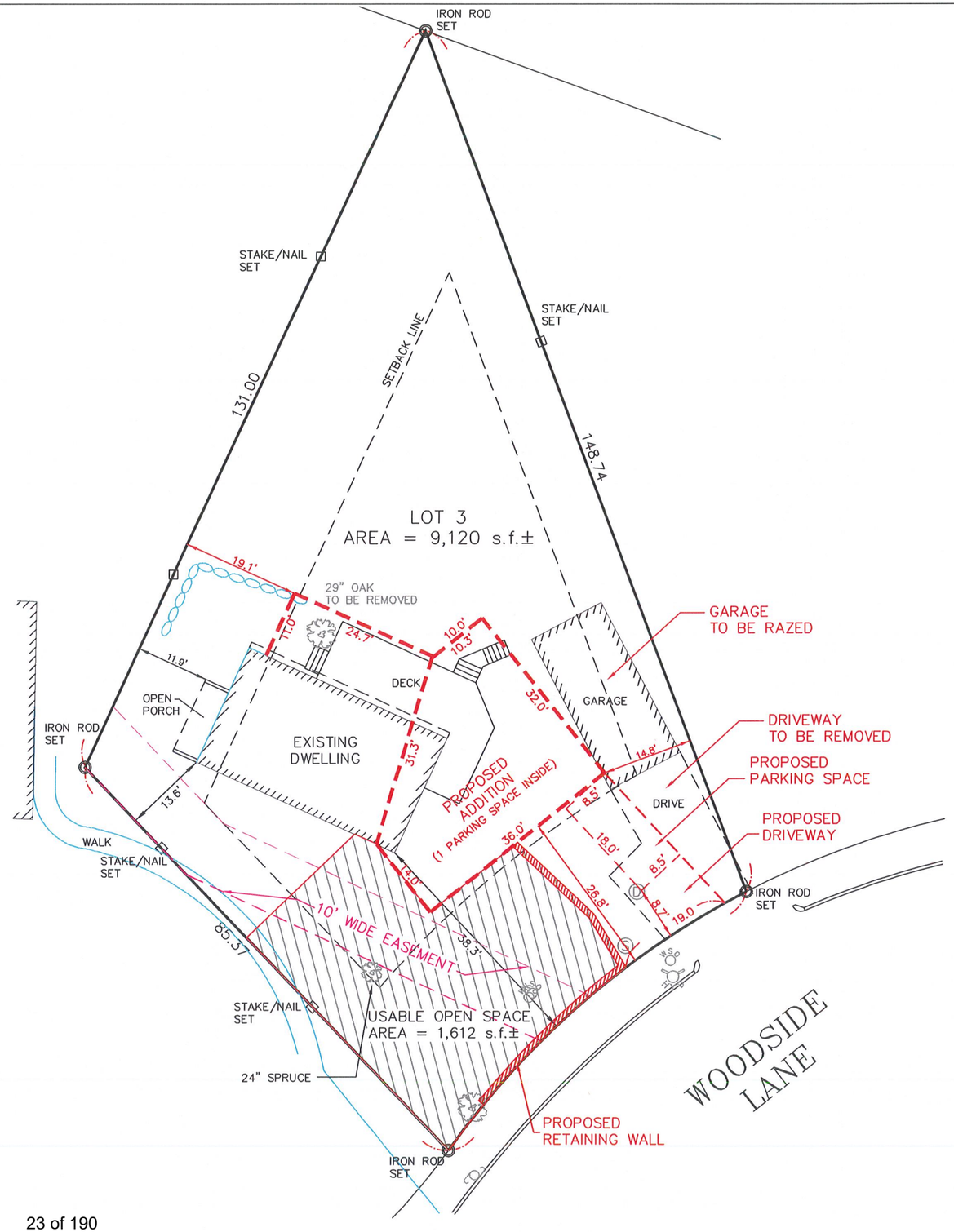
TO: BETTER HOMES REALTY L.L.C.

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 20, 2022
DATE OF PLAN: MAY 02, 2024
DATE OF PLAN: JUNE 15, 2024 (REVISIONS)
DATE OF PLAN: JULY 10, 2024 (REVISIONS)
REVISION: NOVEMBER 20, 2024 (DRIVEWAY CHANGES)

COMMONWEALTH OF MASSACHUSETTS
Richard J Mede Jr
NO. 36864
REGISTERED PROFESSIONAL LAND SURVEYOR

11/20/2024
RICHARD J. MEDE, JR. P.L.S. DATE:



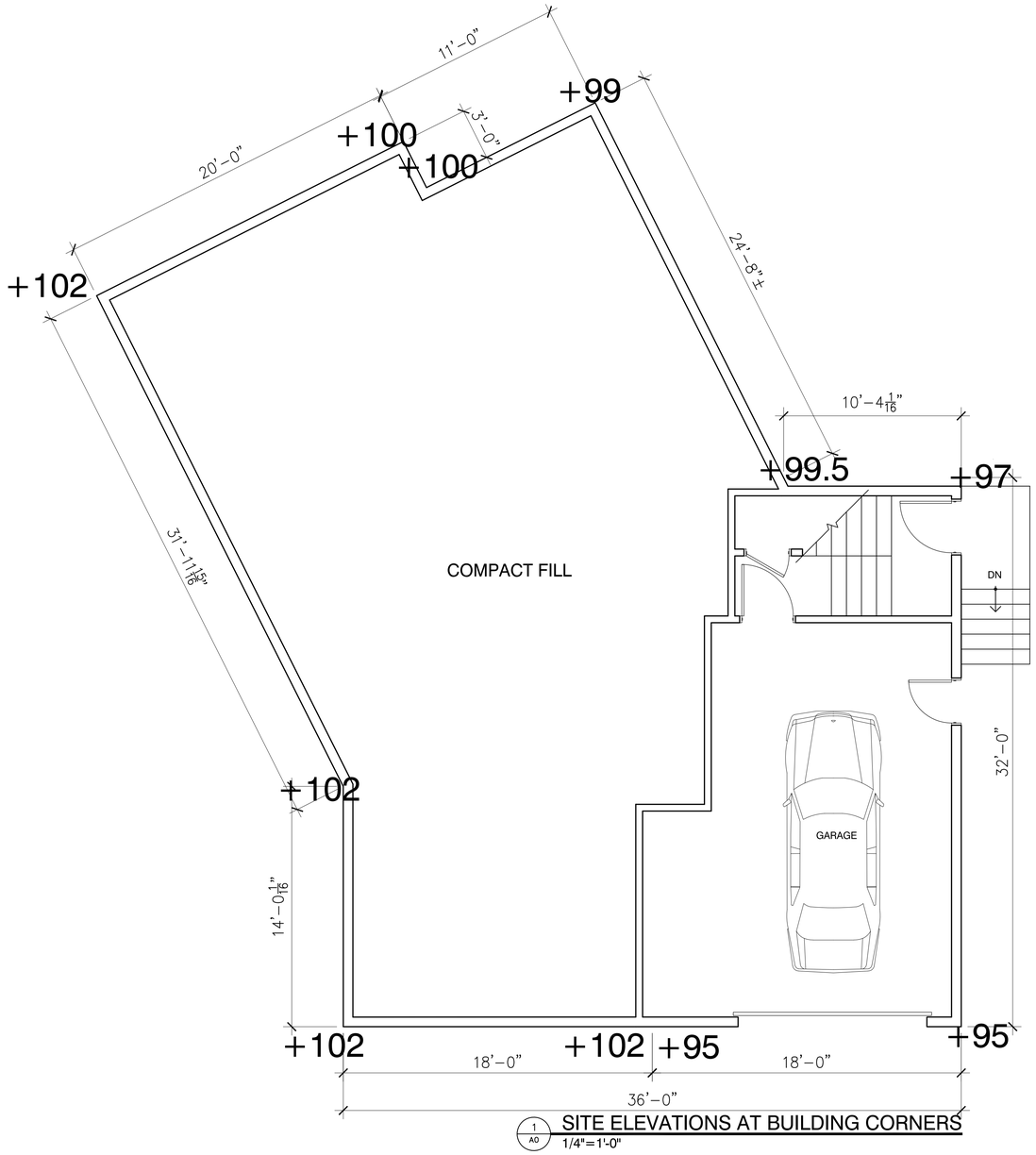
CERTIFIED PLOT PLAN
39 WOODSIDE LANE
ARLINGTON, MA.
(MIDDLESEX COUNTY)

PREPARED BY:

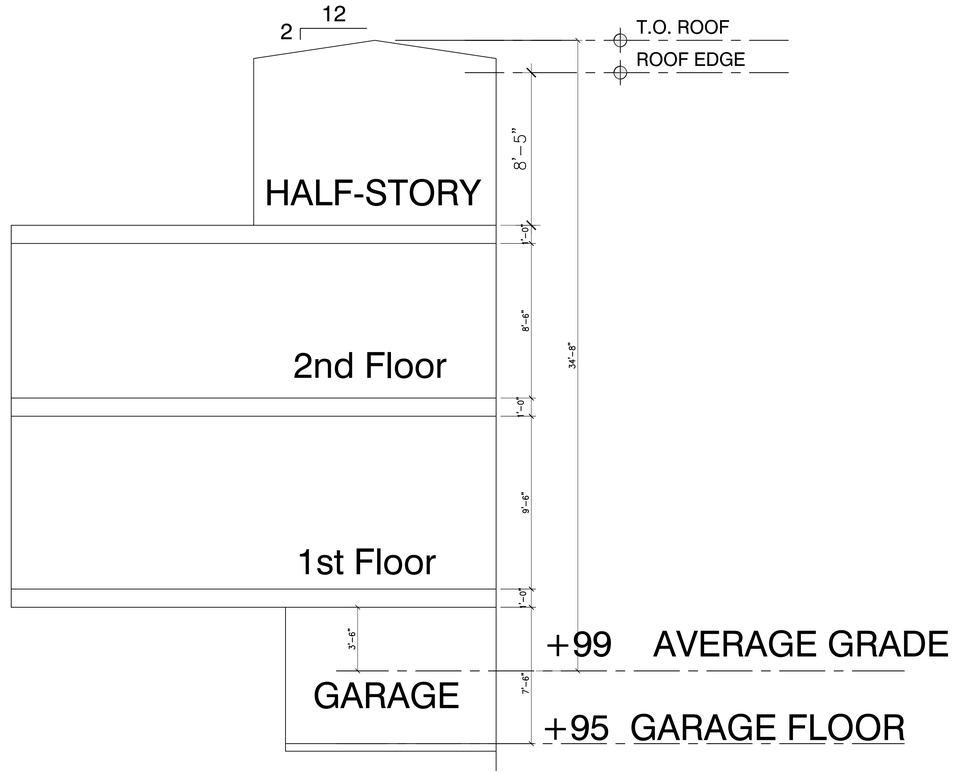
MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR: A.C. GENERAL

DRAWN	CHECKED	FILE No.
CAV	RJM	21526



1 A0 SITE ELEVATIONS AT BUILDING CORNERS
1/4"=1'-0"



2 A0 BUILDING SECTION SCHEMATIC
1/4"=1'-0"

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

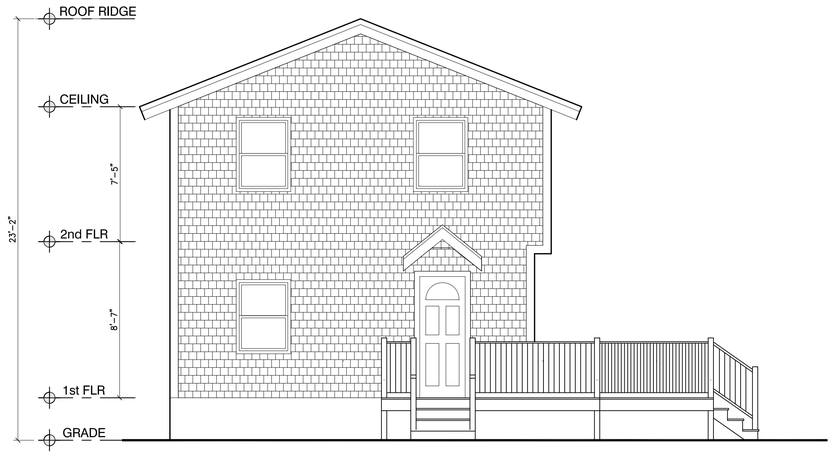
PROPOSED BASEMENT/GARAGE & 1st FLOOR PLANS

REVISIONS:

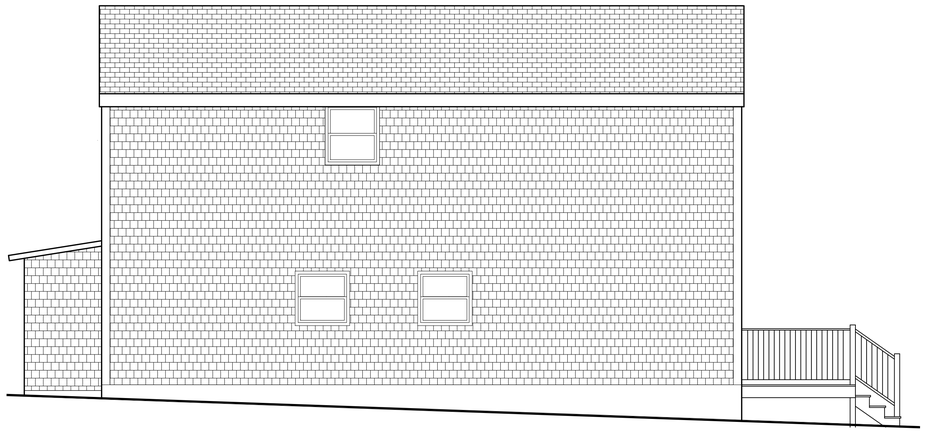
PROJECT NUMBER:
DATE: 12/12/24
SCALE: AS NOTED
DRAWN: PRL
CHECK:

REGISTERED ARCHITECT PAUL R LESSARD NO. 9734 SALEM, Mass. COMMONWEALTH OF MASSACHUSETTS

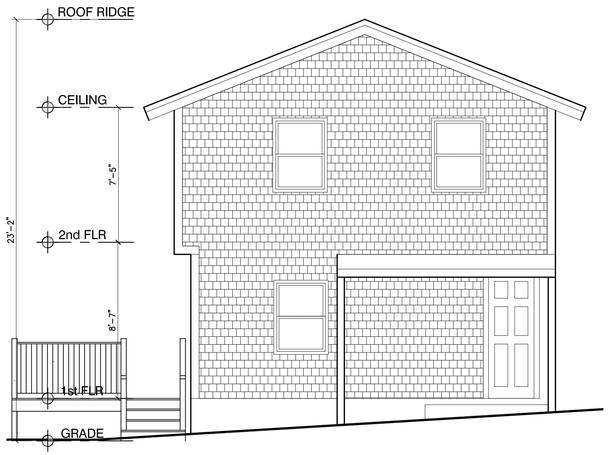
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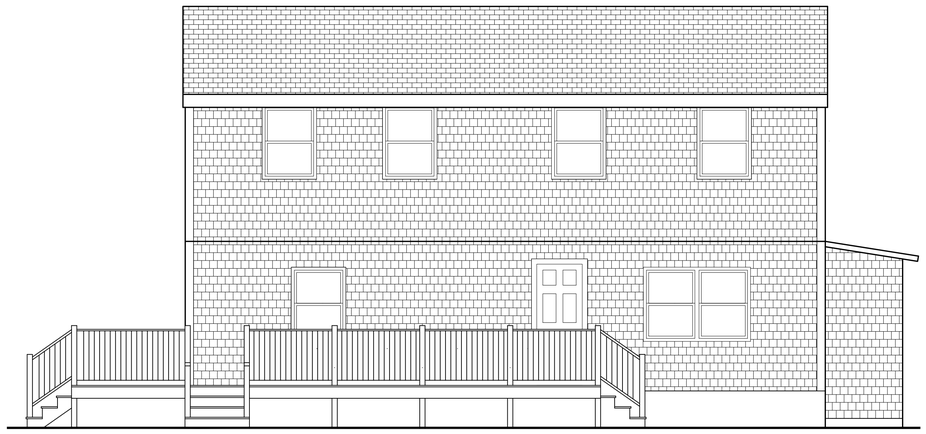
1 A1 EXISTING EAST (FRONT) ELEVATION
1/4"=1'-0"



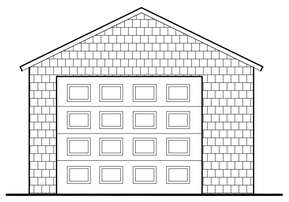
2 A1 EXISTING SOUTH ELEVATION
1/4"=1'-0"



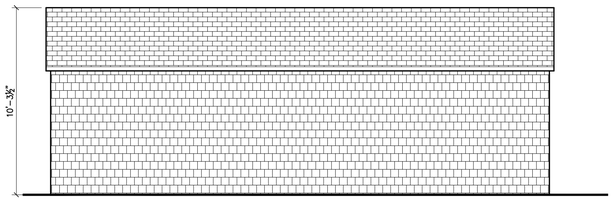
3 A1 EXISTING WEST (REAR) ELEVATION
1/4"=1'-0"



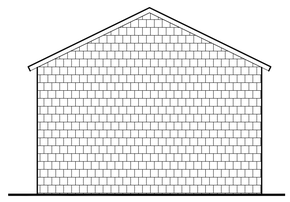
4 A1 EXISTING NORTH ELEVATION
1/4"=1'-0"



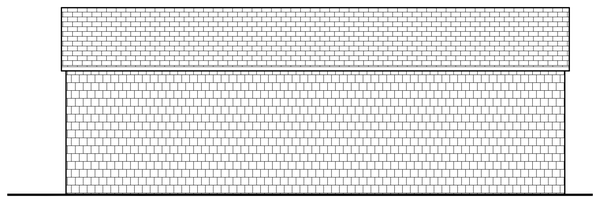
5 A1 EXISTING GARAGE EAST (FRONT) ELEV.
1/4"=1'-0"



6 A1 EXISTING GARAGE SOUTH ELEV.
1/4"=1'-0"



7 A1 EXISTING GARAGE WEST ELEV.
1/4"=1'-0"



8 A1 EXISTING GARAGE NORTH ELEV.
1/4"=1'-0"

PAUL R. LESSARD
• REGISTERED ARCHITECT •
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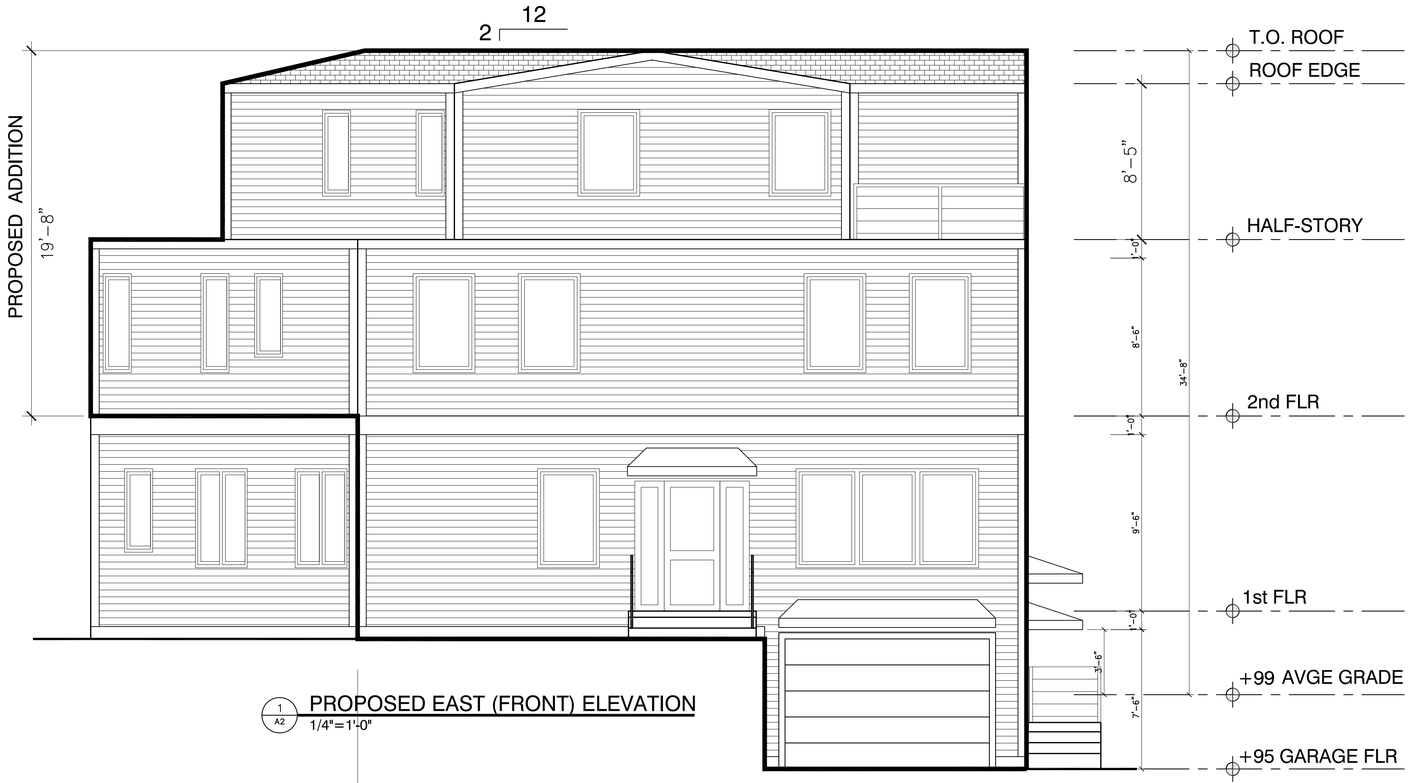
HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

EXISTING EXTERIOR ELEVATIONS

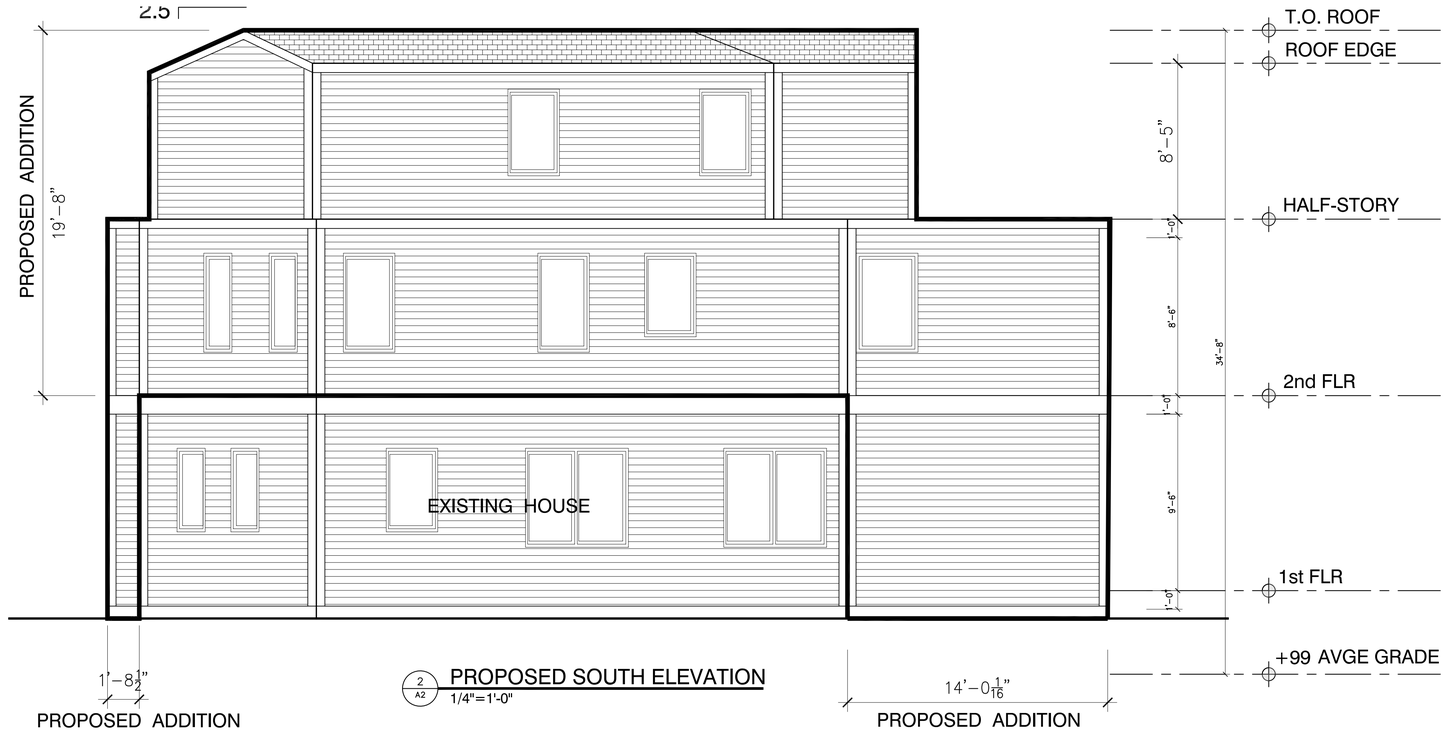
REVISIONS:

PROJECT NUMBER:
DATE: 12/12/24
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:
A1



1/A2 PROPOSED EAST (FRONT) ELEVATION
1/4"=1'-0"



2/A2 PROPOSED SOUTH ELEVATION
1/4"=1'-0"

PAUL R. LESSARD
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HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

PROPOSED EXTERIOR SOUTH & WEST ELEVATIONS

REVISIONS:

PROJECT NUMBER:
DATE: 12/12/24
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:
A2



1 A3 PROPOSED WEST (REAR) ELEVATION
1/4"=1'-0"



2 A3 PROPOSED NORTH ELEVATION
1/4"=1'-0"

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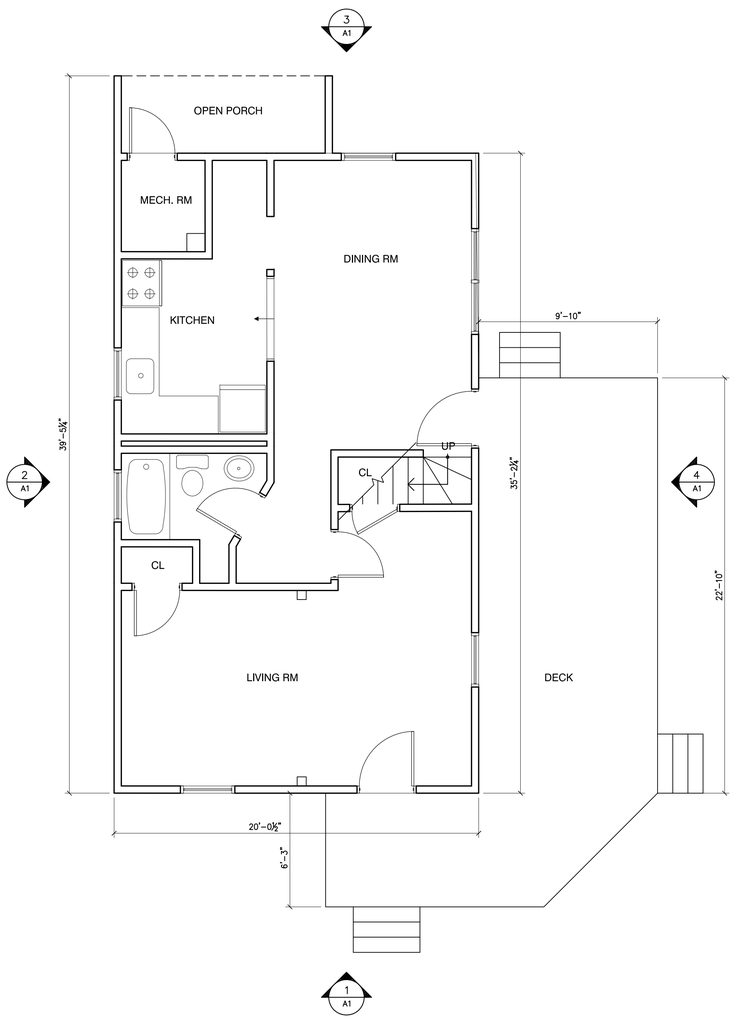
HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

PROPOSED EXTERIOR WEST & NORTH ELEVATIONS

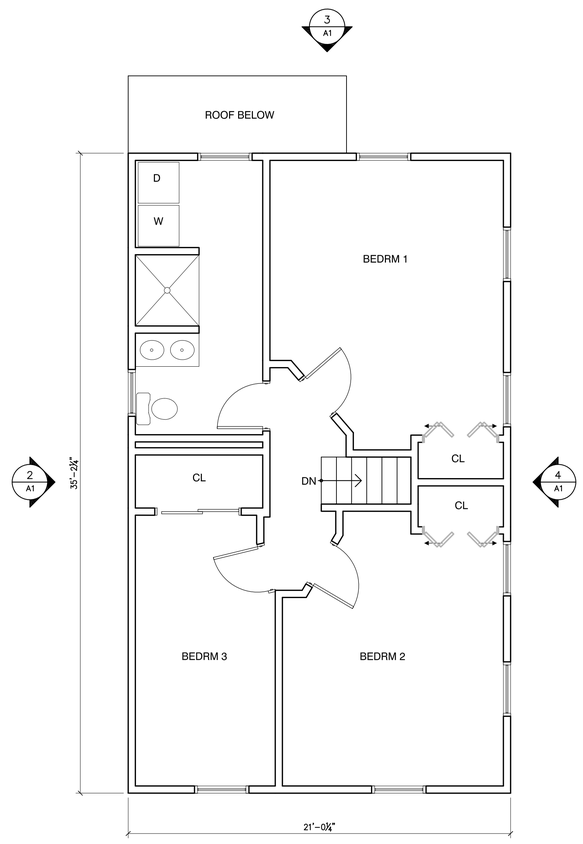
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PROJECT NUMBER:
DATE: 12/12/24
SCALE: AS NOTED
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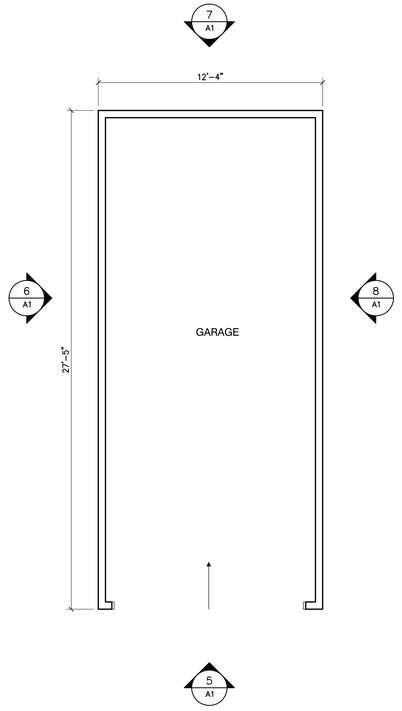
DRAWING NUMBER:
A3



1 A4 EXISTING 1st FLOOR PLAN
1/4"=1'-0"



2 A4 EXISTING 2nd FLOOR PLAN
1/4"=1'-0"



3 A4 EXISTING GARAGE FLOOR PLAN
1/4"=1'-0"

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HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

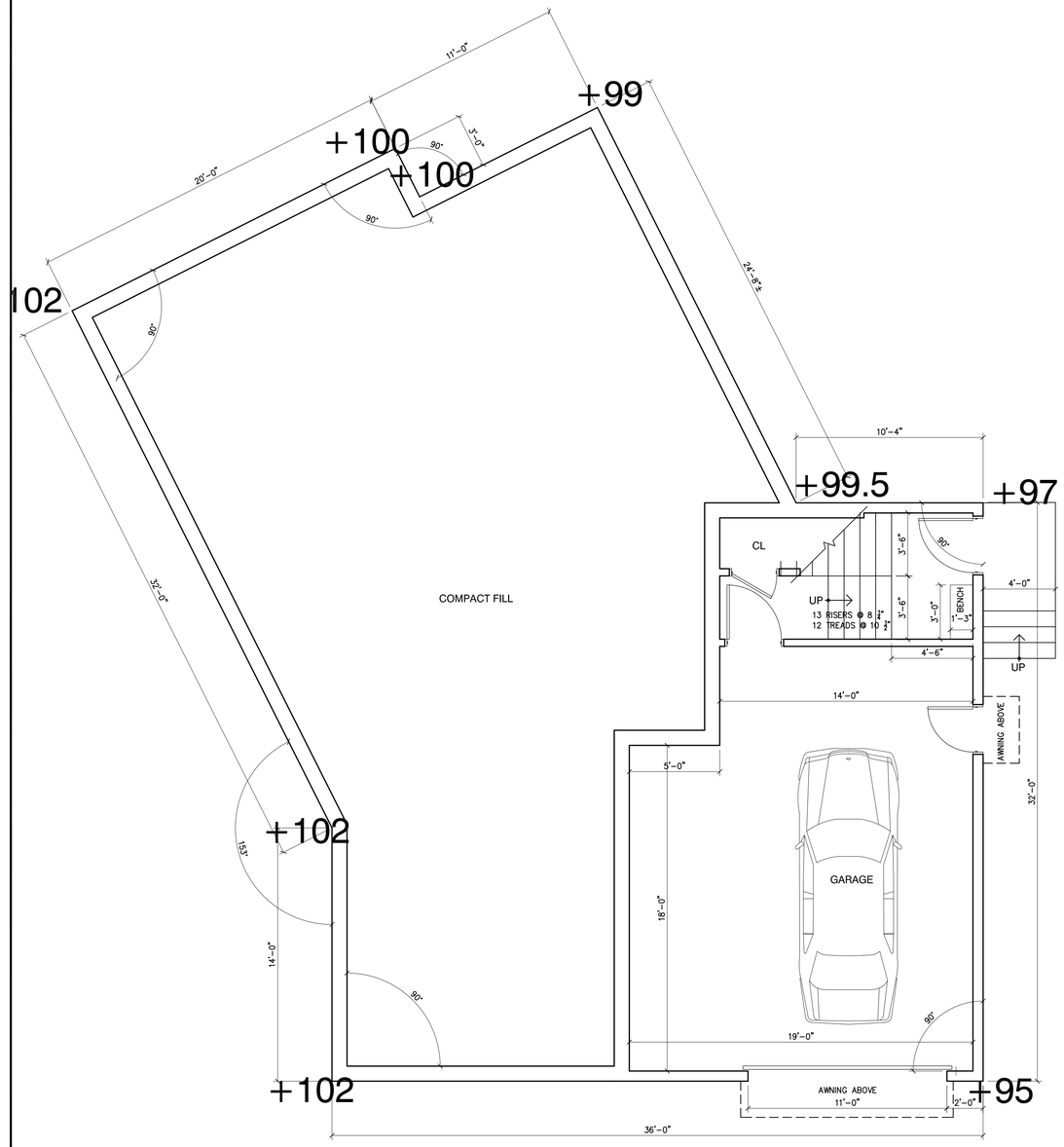
EXISTING FLOOR PLANS

REVISIONS:

PROJECT NUMBER:
DATE: 12/12/24
SCALE: AS NOTED
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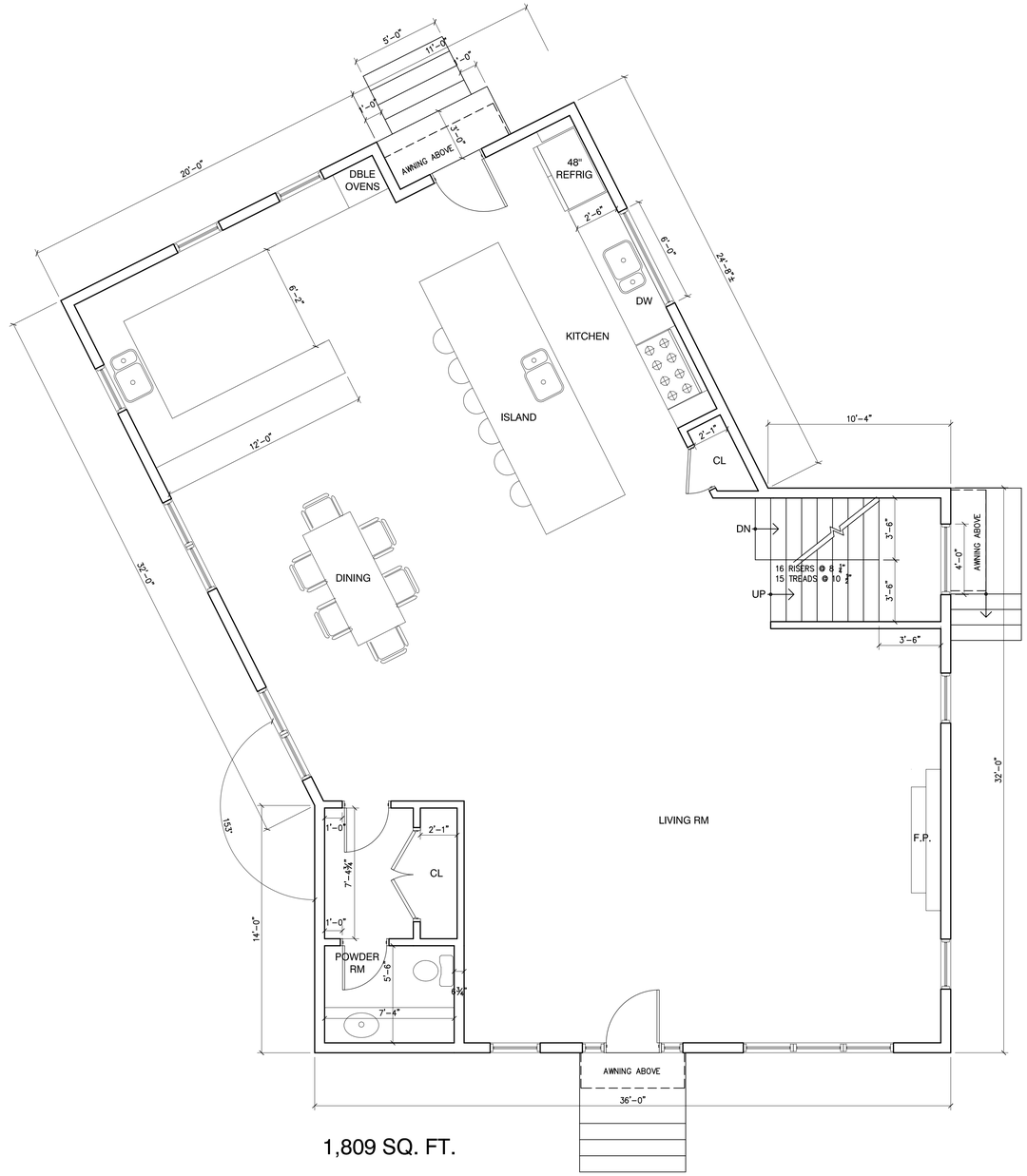
DRAWING NUMBER:
A4

REGISTERED ARCHITECT PAUL R LESSARD NO. 9734 SALEM, Mass. COMMONWEALTH OF MASSACHUSETTS



556 SQ. FT.

1 A5 PROPOSED CELLAR/GARAGE FLOOR PLAN
1/4"=1'-0"



1,809 SQ. FT.

2 A5 PROPOSED 1st FLOOR PLAN
1/4"=1'-0"

GROSS SQUARE FOOTAGE = 4,562 SQ. FT.
LOT AREA = 9,120 SQ. FT.
FLOOR AREA RATIO (F.A.R.) = .50

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

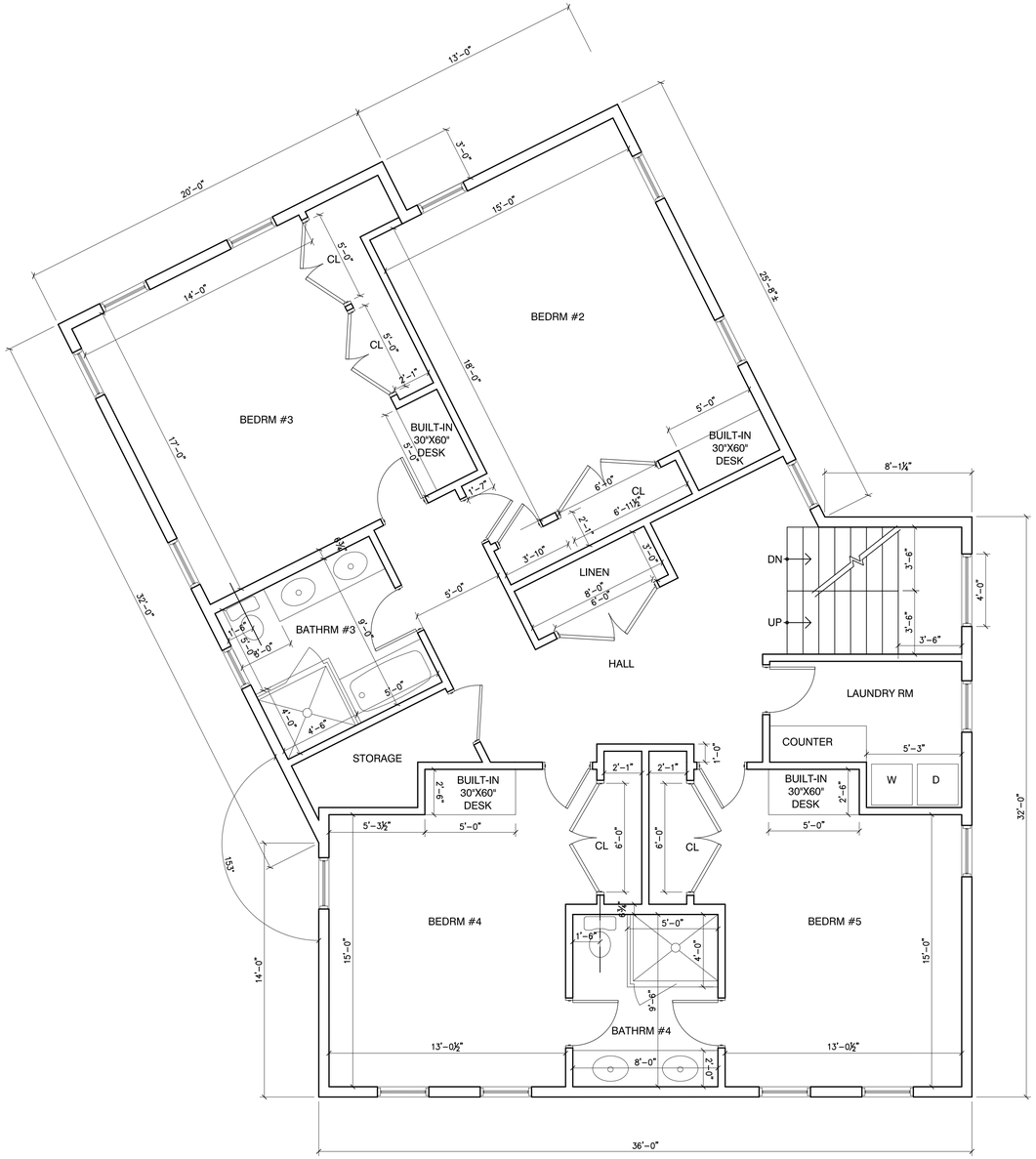
HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

PROPOSED BASEMENT/GARAGE & 1st FLOOR PLANS

REVISIONS:

PROJECT NUMBER:
DATE: 12/12/24
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:
A5



1,859 SQ. FT.

1 A6 PROPOSED 2nd FLOOR PLAN

1/4"=1'-0"



894 SQ. FT.

2 A6 PROPOSED 3rd FLOOR PLAN

1/4"=1'-0"

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• REGISTERED ARCHITECT •
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(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

PROPOSED 2nd & 3rd FLOOR PLANS

REVISIONS:

PROJECT NUMBER:
DATE: 12/12/24
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:
A6

REGISTERED ARCHITECT
PAUL R LESSARD
NO. 9784
SALEM
Mass.
COMMONWEALTH OF MASSACHUSETTS



1/A7 PROPOSED ROOF PLAN
1/4"=1'-0"

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

PROPOSED ROOF PLAN

REVISIONS:

PROJECT NUMBER:
DATE: 12/12/24
SCALE: AS NOTED
DRAWN: PRL
CHECK:

REGISTERED ARCHITECT PAUL R LESSARD NO. 9784 SALEM, Mass. COMMONWEALTH OF MASSACHUSETTS

DRAWING NUMBER:
A7

A review of other houses in the 39 Woodside Lane neighborhood

61 WOODSIDE LN





4,700 SF

64
WOODSIDE LN

5,060 SF



6

Lillian Lane



4,636 SF

33

RIDGE STREET

4,706 SF



66
RIDGE STREET





5,238 SF



248

RIDGE STREET



5,000 SF

239

RIDGE STREET



4,429 SF

59

OLD MYSTIC RD



4,285 SF

72
COLLEGE AVENUE

5,025 SF



41

YERXA ROAD



4,072 SF

Average Square Feet of List	4,715 SF
39 Woodside Lane Proposed SF	4,562 SF

MEDFORD ENGINEERING & SURVEY
LAND SURVEYORS

15 HALL STREET, MEDFORD, MA 02155
PHONE: 781-396-4466 FAX: 781-396-8052
EMAIL: chuck@medfordsurvey.com

December 31, 2024

Town of Arlington Board of Appeals
51 Grove Street
Arlington, MA. 02476

Property Location: 39 Woodside Lane Arlington

Members,

I was asked to explain how the existing useable open space at 39 Woodside Lane is 0%.

The only area where a 25' x 25' box can fit on the lot, free of buildings and the driveway is in the front yard between the left lot line and the existing driveway. But after going back to the lot and doing a detailed topo survey of that area, I was unable to find a 25' x 25' area that had a slope of less than 8%.

If this project is approved, as part of the grading of the front yard, we are proposing a retaining wall that will modify the grade from the left side line to the new driveways retaining wall, resulting in a grade of less than 8% which will create useable open space in that area.

Hopefully this answers your questions with the proposed increase in useable open space for the project at 39 Woodside Road.

Sincerely,

Richard J. Mede Jr. P.L.S.
Survey Supervisor
Medford Engineering and Survey

N

0 20 40
10 30
SCALE: 1" = 20'

EXISTING USABLE OPEN SPACE S.F. = 0 S.F.
EXISTING USABLE OPEN SPACE% = 0%

PROPOSED USABLE OPEN SPACE S.F. = 1,612 S.F.
PROPOSED USEABLE OPEN SPACE% = 17.67% OF LOT AREA

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: BETTER HOMES REALTY LLC

TITLE REFERENCE: BK 79628 PG 176

PLAN REFERENCE: BK 7738 END

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

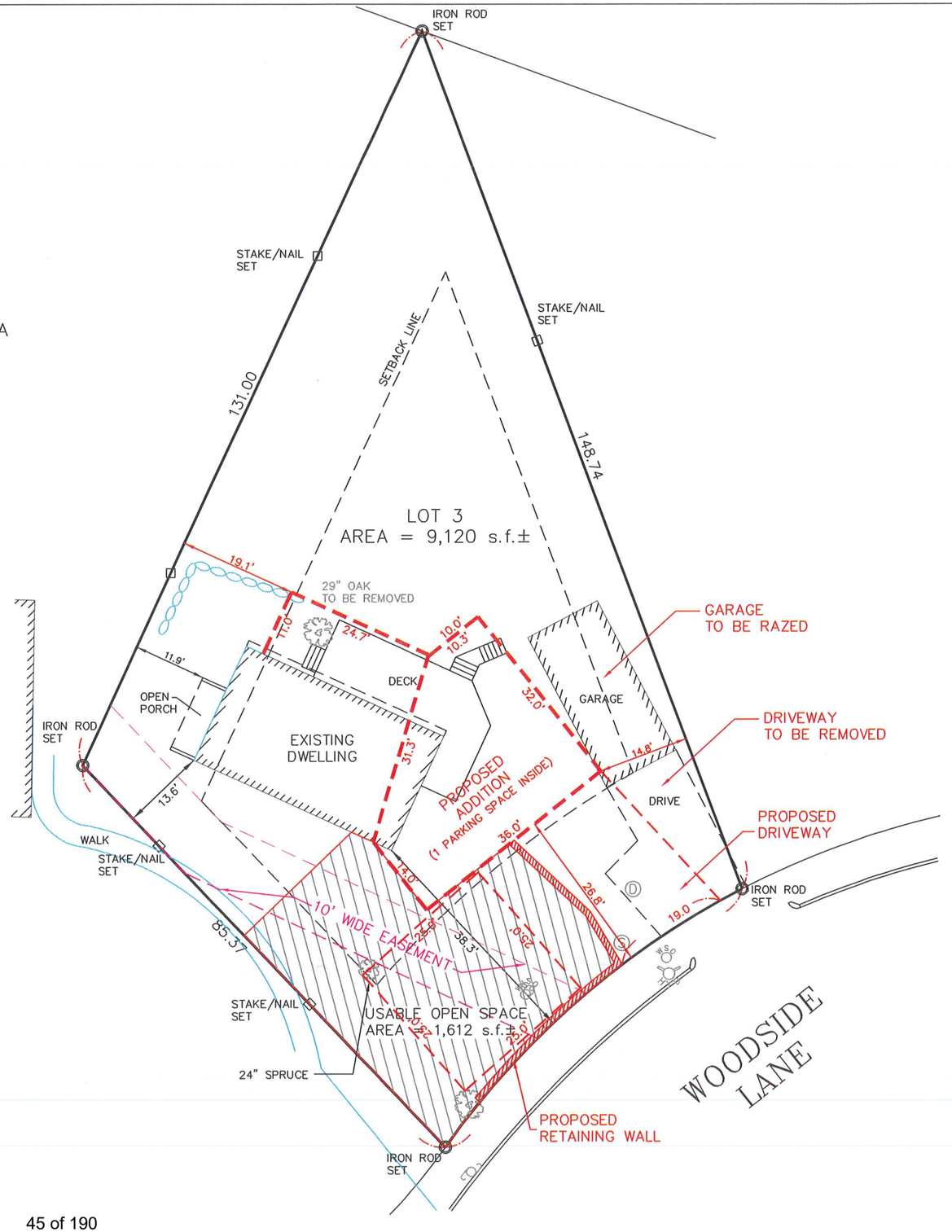
TO: BETTER HOMES REALTY L.L.C.

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 20, 2022
DATE OF PLAN: MAY 02, 2024
DATE OF PLAN: JUNE 15, 2024 (REVISIONS)
DATE OF PLAN: JULY 10, 2024 (REVISIONS)
REVISION: NOVEMBER 20, 2024 (DRIVEWAY CHANGES)
REVISION: DECEMBER 12, 2024 (REVISIONS)

COMMONWEALTH OF MASSACHUSETTS
Richard J Mede Jr
NO. 36864
REGISTERED PROFESSIONAL LAND SURVEYOR

12/12/2024
RICHARD J. MEDE, JR. P.L.S. DATE:

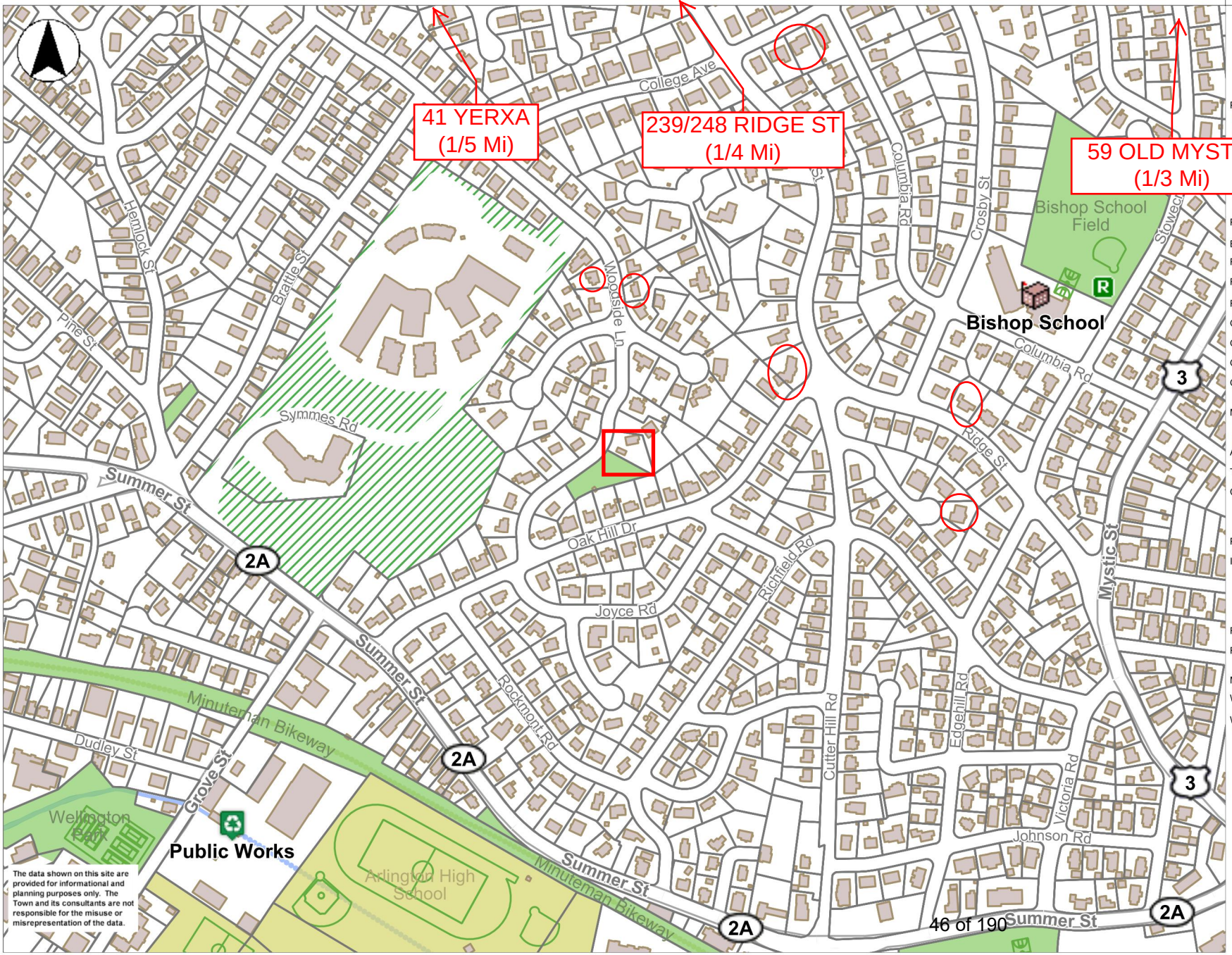


CERTIFIED PLOT PLAN
39 WOODSIDE LANE
ARLINGTON, MA.
(MIDDLESEX COUNTY)

PREPARED BY:
MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR: A.C. GENERAL

DRAWN	CHECKED	FILE No.
CAV	RJM	21526



0 530 1060 ft

Printed on 01/13/2025 at 09:59 PM

Town of Arlington, MA

Outlook

39 Woodside Lane development proposal

From Erik Moore <eriknorthamerica@gmail.com>
Date Tue 1/14/2025 8:45 AM
To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: Zoning Board of Appeals.

As an abutter, I reviewed the proposals to develop a 4562 square foot house on 39 Woodside Lane. I am not opposed to redeveloping this property but I'm concerned that this proposed house is far too big to fit in with the neighborhood.

The proposal contains a Review of the Neighborhood including 10, mostly attractive houses that average 4715 square feet. However if you look at the certified list of the abutters, not a single house on this list actually appears in the list of abutters.

I went a step further. Using data from Zillow, I calculated the square footage of the average house on the certified abutter's list. You can see that even the largest house on the abutter's list is far smaller than this proposed development. I calculated that the proposed house, at 4562 square feet. is 39% larger than the largest house. If you look at the average size of the houses on the abutter list, it is approximately 1626 square feet.

This proposed house is far too large for the neighborhood, and even if you look at the documentation, the surveyor had trouble finding space on the log for such a large property. That to me is another sign that this house is too large for the neighborhood and too large for the lot.

I am not opposed to them developing a new house on the existing property, and not even opposed to a largish house there. But I feel that creating such gigantic houses in our neighborhood is out of character for the neighborhood.

Erik Moore
26 Woodside Lane
Arlington, MA

9 Hazel Terrace	3274
66 Oak Hill Drive	3229
18 hazel Terrace	2750
51 Oak Hill Drive	2504
15 Hazel Terrace	2200
2 Saratoga Road	2186

20 Joyce Road	2144
65 Oak Hil Drive	2100
30 Oak Hill drive	2092
1 Hazel Terrace	2050
58 Oak Hill Drive	2023
70 Oak Hill Drive	1961
50 Oak Hill Drive	1945
20 Vista Circle	1932
10 Woodside lane	1926
5 Saratoga Road	1872
43 Oak Hill Drive	1792
26 Joyce Road	1742
62 Oak Hill Drive	1740
69 Oak Hill Drive	1730
54 Oak Hill Drive	1728
8 Vista Circle	1611
14 Woodside lane	1568
6 hazel terrace	1525
5 Woodside lane	1495
38 Woodside Lane	1450
35 Oak Hill Drive	1443
38 Oak Hill Drive	1440
42 Woodside Lane	1398
16 Vista Circle	1397
46 Woodside Lane	1330
42 Oak Hill Drive	1316
43 Woodside Lane	1309
47 Oak Hill Drive	1291
10 hazel terrace	1282
47 Woodside Lane	1282
34 Joyce Road	1238
39 Oak Hill drive	1233
30 Joyce Road	1222
46 Oak Hill Drive	1176
14 Hazel terracee	1080
35 Joyce Road	1056
50 Woodside Lane	1040
12 Vista Circle	972
5 Hazel Terrace	876
26 Woodside Lane	700
30 Woodside Lane	700
34 Woodside Lane	700

Ken Lubar

To:ZBA

Sat 2/15/2025 3:49 PM

39 Woodside.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Zoning Board of Appeals

Meeting date: Tuesday, February 25, 2025

Although I'm not an abutter to the property under discussion, as an Arlington resident and frequent walker through the town I wanted to provide my input into the appeal. I've reviewed the materials submitted by the applicant and the "review of other houses in the 39 Woodside Lane neighborhood" document is highly misleading. This document list 10 residences, of which none are direct abutters, and some are more than a mile away. By cherry picking selected residences, the developer is providing an inaccurate representation of comparable houses in an attempt to site a very large structure on a small lot. The proposed structure is just too big for a 9,100 square foot lot.

In casting a wide net to find similar sized houses elsewhere in Arlington, the developer left a key fact – that many of the houses cited are on much larger lots. Some of the lots are 50% bigger (66 Ridge Street).

I would urge the Zoning Board of Appeals to make fact based decisions, rather than relying on fanciful materials. The proposed structure is a too big on too small of a lot. The Zoning Board of Appeals should work with the developer to come up with a residence that contributes to the neighborhood.

I've attached a document that shows that the cherrypicked residences that the developer submitted are not in the neighborhood.

I will not be able to attend the meeting in person. Please confirm receipt of this email as I've had issues with the town's email system.

Thanks

Ken Lubar

33 Gray Street

Arlington

Blue dots show selected “other houses in 39 Woodside neighborhood”

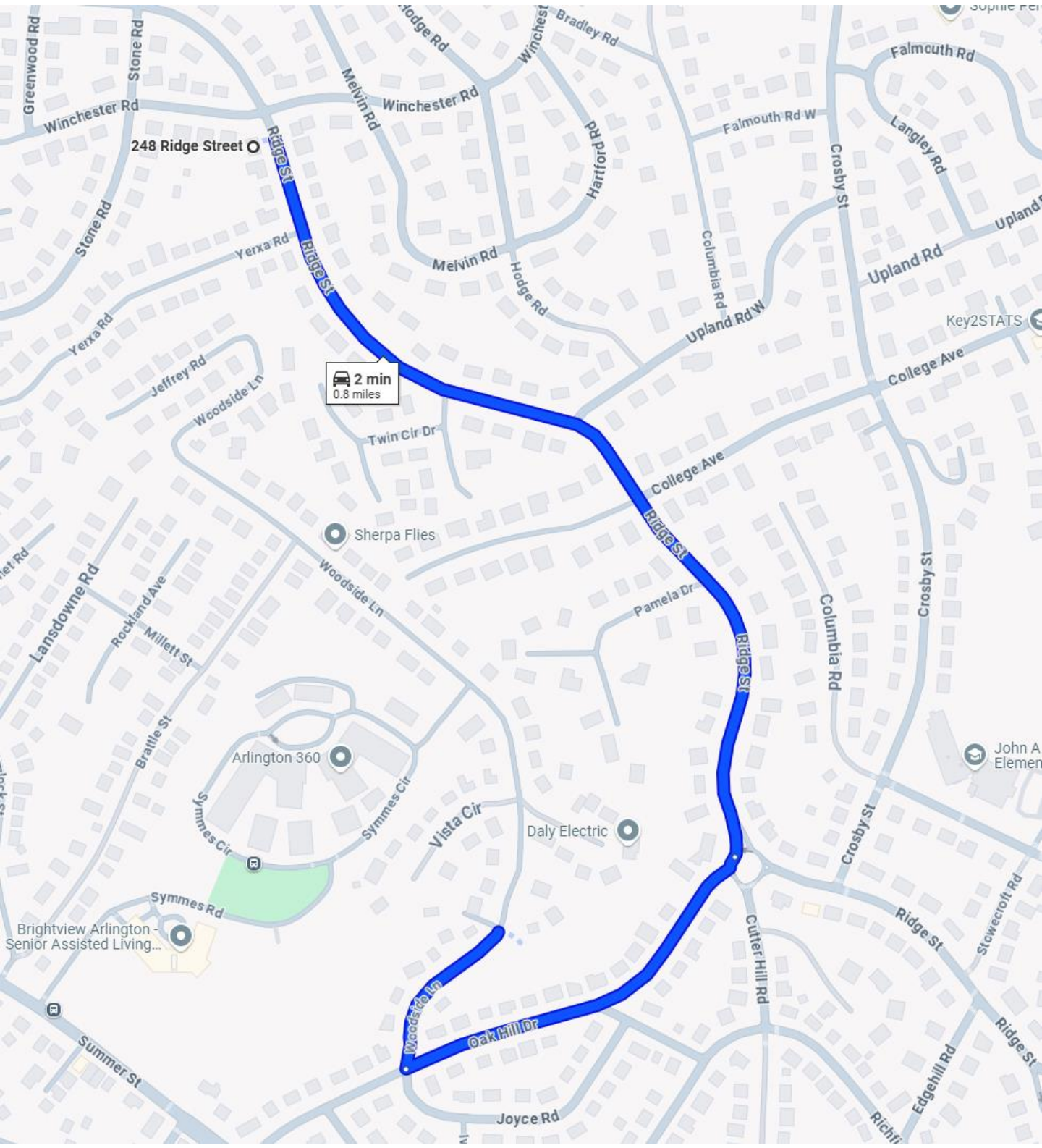


39 Woodside Lane
61 Woodside Lane
64 Woodside Lane
6 Lillian Lane
33 Ridge Street
66 Ridge Street
248 Ridge Street
239 Ridge Street
59 Old Mystic Road
72 College Avenue
41 Yerxa Road

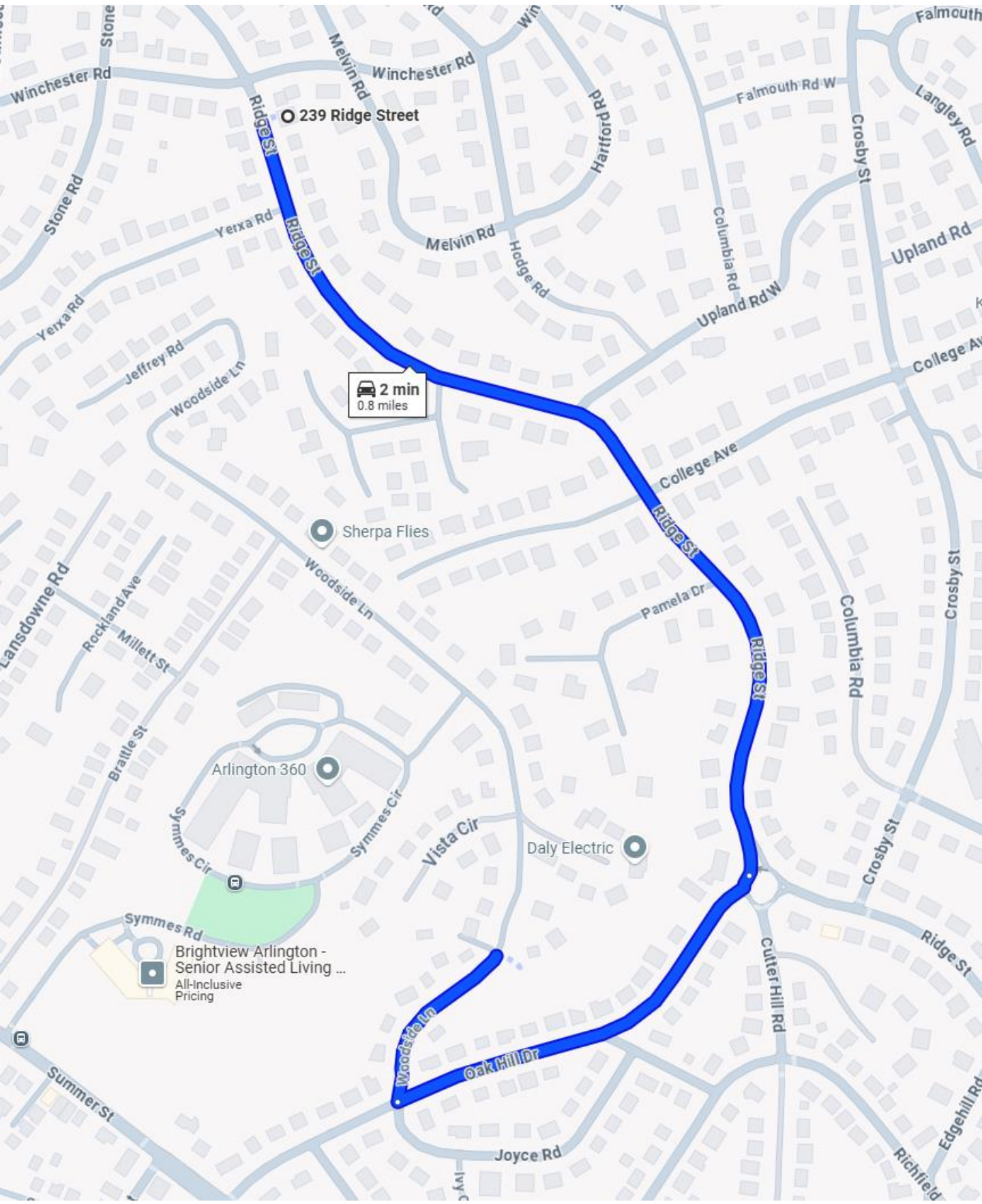
“In the neighborhood” houses

Houses not indicated on this map were too far away. See subsequent pages for details

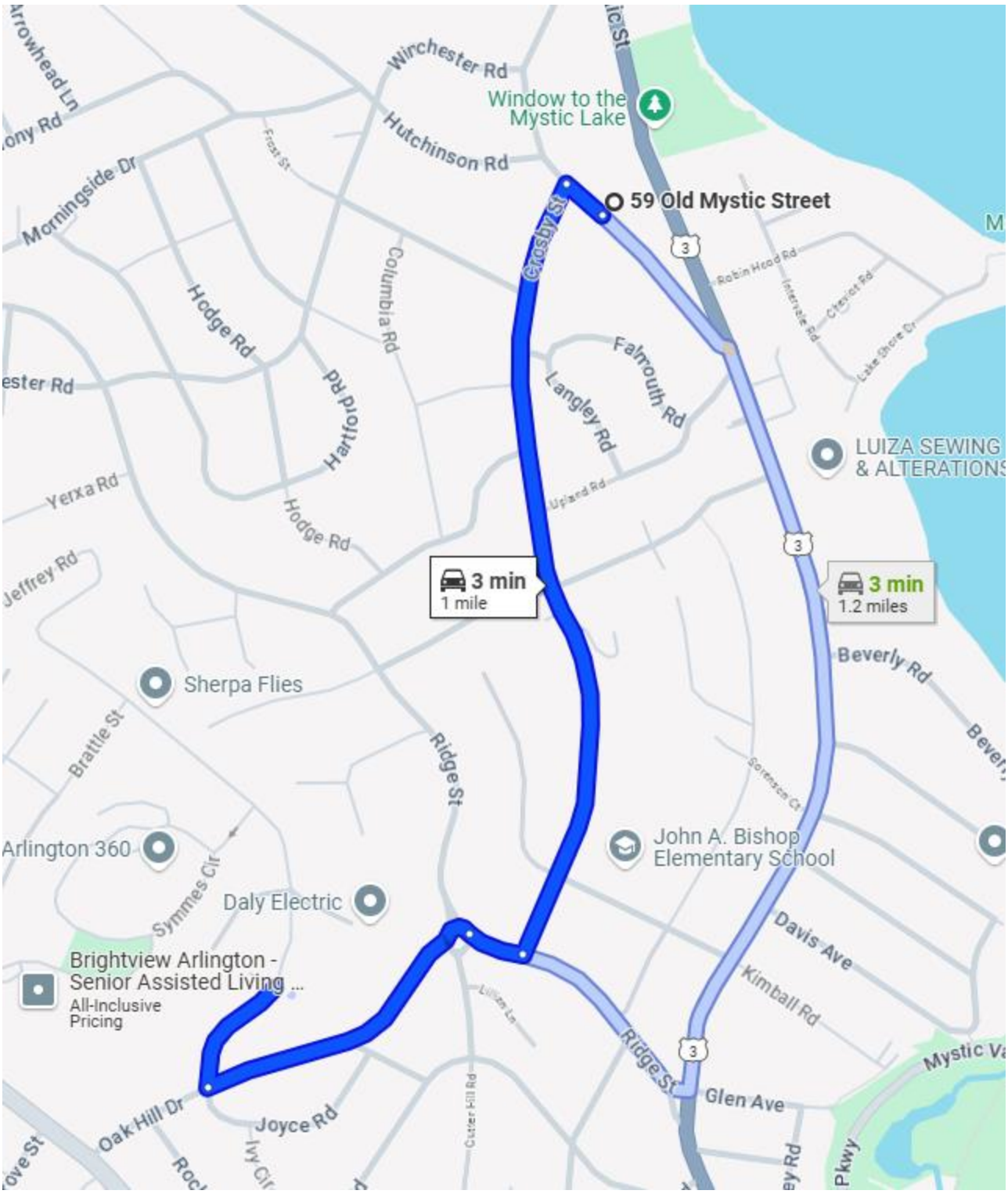
Distance to 248 Ridge



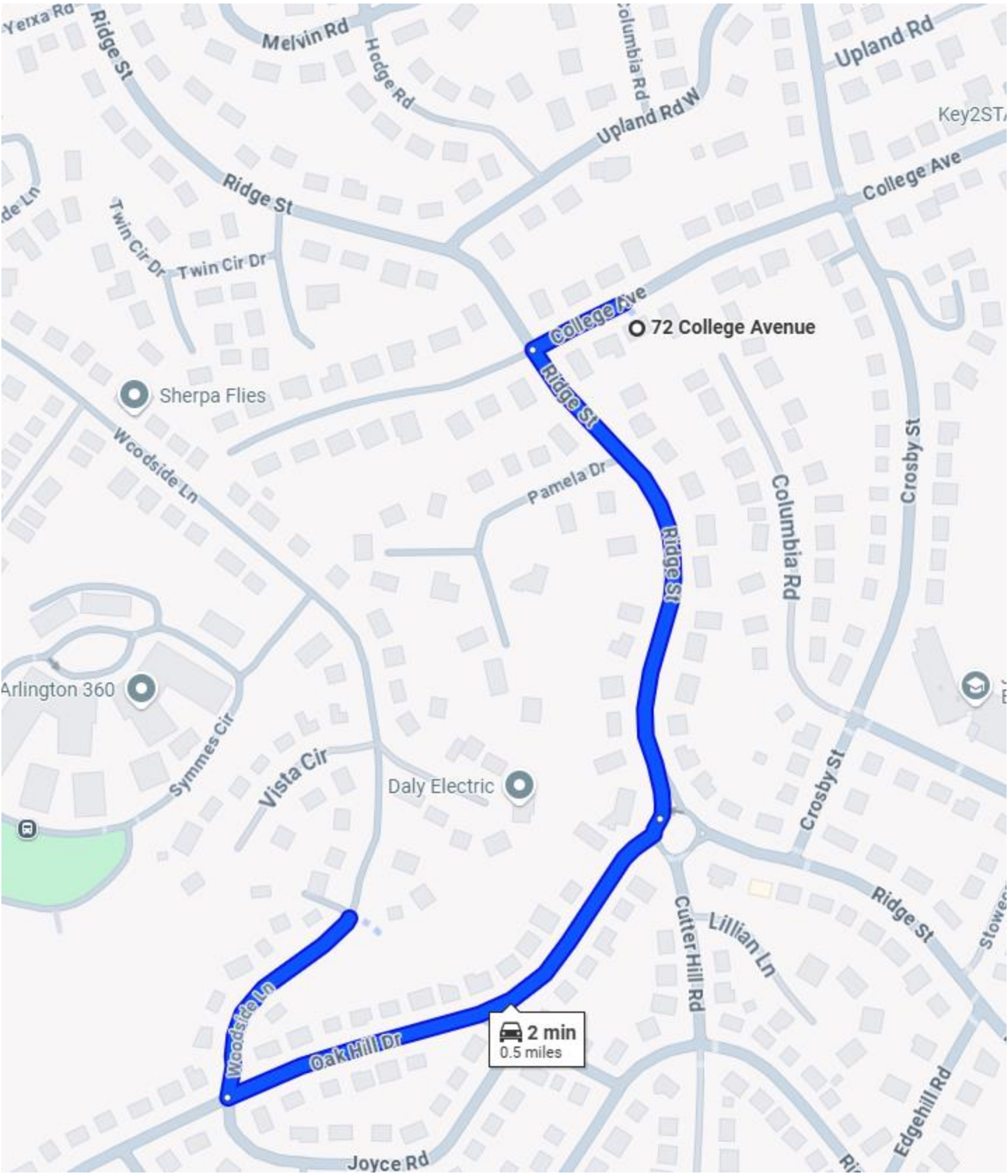
Distance to 239 Ridge



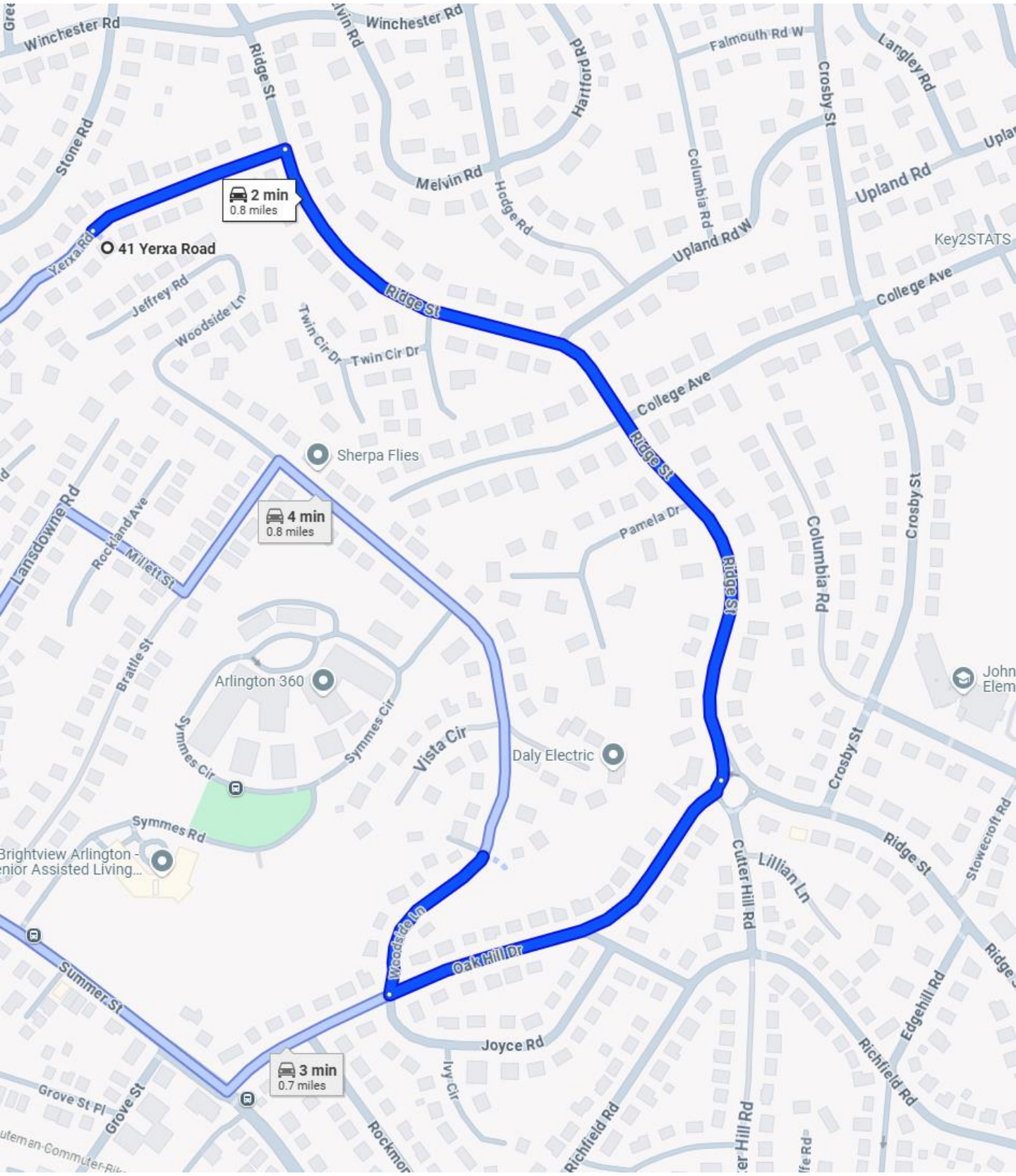
Distance to 59 Old Mystic Street



Distance to 72 College Ave



Distance to 41 Yerxa Road



KRATTENMAKER O'CONNOR & INGBER P.C.

ATTORNEYS AT LAW

ONE MCKINLEY SQUARE
BOSTON, MASSACHUSETTS 02109
TELEPHONE (617) 523-1010
FAX (617) 523-1009

CHARLES G. KRATTENMAKER, JR.
MARY WINSTANLEY O'CONNOR
KENNETH INGBER

OF COUNSEL: RAYMOND SAYEG

March 4, 2025

VIA EMAIL

Christian Klein, Chairperson
Arlington Zoning Board of Appeals
51 Grove Street
Arlington, MA 02476

Re: 39 Woodside Lane, Arlington, MA
Docket No. 3830

Dear Chairperson Klein:

On behalf of the applicant for the above-referenced request for special permit, I would ask that you continue the hearing, scheduled for Thursday, March 11, 2025, to a Tuesday at the end of April or beginning of May, 2025.

The applicant continues to review and address the matters raised by the members of the Zoning Board of Appeals.

I thank you.

Very truly yours,

Mary Winstanley O'Connor

MWO/lm
8013

cc: Stephanie Janvion, AC General Contracting (*via* email)

Town of Arlington, Massachusetts

Docket #3836 103 Thorndike St

Summary:
OpenGov Links:

- Special Permit: https://arlingtonma.portal.opengov.com/records/207277
- Variance: https://arlingtonma.portal.opengov.com/records/208688

ATTACHMENTS:

	Type	File Name	Description
	Reference Material	3840_103_Thorndike_Legal_Ad.docx	3840 103 Thorndike Legal Ad
	Reference Material	3836_103_Thorndike_St_Special_Permit_Application__SP-24-37.pdf	3836 103 Thorndike St Special Permit Application SP-24-37
	Reference Material	3836_103_Thorndike_St_Variance_Application_V-25-3.pdf	3836 103 Thorndike St Variance Application V-25-3
	Reference Material	3836_103_Thorndike_St_abutter_list_and_map.pdf	3836 103 Thorndike St abutter list and map
	Reference Material	3836_103_Thorndike_St_Site_Plan.pdf	3836 103 Thorndike St Site Plan
	Reference Material	3836_103_Thorndike_St_Drawings_20241223.pdf	3836 103 Thorndike St Drawings 20241223
	Reference Material	3836_103_Thorndike_St_4_Photographs_of_Site.pdf	3836 103 Thorndike St 4 Photographs of Site
	Reference Material	3836_103_Thorndike_St_3_Property_Record_Card.pdf	3836 103 Thorndike St 3 Property Record Card
	Reference Material	3836_103_Thorndike_St_3_Memo_in_Support.pdf	3836 103 Thorndike St 3 Memo in Support
	Reference Material	3836_103_Thorndike_Supplemental_Memo_Stories_Variance.pdf	3836 103 Thorndike Supplemental Memo Stories Variance
	Reference Material	3836_103_Thorndike_1_Site_Plan_Mar_3_2025.pdf	3836 103_Thorndike Updated Site_Plan_Mar_3_2025
	Reference Material	3836_103_Thorndike_Street_ConCom_Order_of_Conditions.pdf	3836 103 Thorndike Street ConCom Order of Conditions



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

DOCKET NO **3836**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **APSE Investment LLC,** on March 3, 2025, a petition seeking to alter their property located at **103 Thorndike St - Block Plan 002.0-0001-0020.0.** Said petition would require a **Special Permit** under **5.4.2** and a **Variance** under **8.1.3 B** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M. on April 8, 2025, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar and choose the date of the meeting you wish to attend. **For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes

Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair
Zoning Board of Appeals

SP-24-37

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 12/23/2024

Primary Location

103 THORNDIKE ST
Arlington, MA 02474

Owner

APSE INVESTMENT LLC
C/O KUI XUE; 14 EMERALD ST
NEWTON, MA 02458

Applicant

DUO (Alan) Yu
617-938-7606
alan.yu@buildwithmomo.com
1660 SOLDIERS FIELD RD
BRIGHTON, MA 02135

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)**

Proposed two-family dwelling in R2 is permited per 5.4.3 Use Regulations for Residential Districts

Explain why the requested use is essential or desirable to the public convenience or welfare.*

A 2-family dwelling promotes sustainable development by increasing density without requiring significant infrastructure upgrades. It also provides an affordable housing option for those seeking lower rent or mortgage costs, making housing more accessible. Lastly, two-family homes blend well with existing residential architecture, ensuring the development aligns with the neighborhood's character and maintains both visual and economic stability.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

A 2-family dwelling is consistent with the surrounding residential density and character, ensuring that the increase in activity does not significantly alter the flow of traffic or pedestrian movement.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

A 2-family dwelling typically requires minimal additional utility services compared to larger developments. The water and sewer usage will be relatively low, with only two households drawing from the system. Existing infrastructure should be sufficient to accommodate this modest increase in demand without causing strain on the public systems.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

The existing single-family dwelling is non-conforming with current zoning regulations. To address this, we are filing for a special permit to allow for the new 2-family dwelling, as permitted by the Zoning Bylaw for non-conforming structures.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The development is compatible with the existing zoning, ensuring that it does not disrupt the health, safety, or general welfare of the community.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The 2-family dwelling is designed to have minimal impact on neighboring properties. It will not produce excessive noise, traffic, or pollution, and it will not introduce uses that are incompatible with the surrounding residential area.

Dimensional and Parking Information

Present Use/Occupancy *

RESIDENCE SINGLE FAMILY

Proposed Use/Occupancy *

RESIDENCE 2-FAMILY

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

1263

Proposed Gross Floor Area (Sq. Ft.)*

3372

Existing Lot Size (Sq. Ft.)*

4377.6

Proposed Lot Size (Sq. Ft.)*

4377.6

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

45

Proposed Frontage (ft.)*

45

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.29

Proposed Floor Area Ratio*

0.77

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

23.6

Proposed Lot Coverage (%)*

32.5

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

4375.6

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

2188.8

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

13.9

Proposed Front Yard Depth (ft.)*

20

Minimum Front Yard Depth required by Zoning*

20

Existing SECOND Front Yard Depth (ft.)*

0

Proposed SECOND Front Yard Depth (ft.)*

0

Minimum SECOND Front Yard Depth required by Zoning*

0

Existing Left Side Yard Depth (ft.)*

11.9

Proposed Left Side Yard Depth (ft.)*

10

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

6.9

Proposed Right Side Yard Depth (ft.)*

10

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

47.8

Proposed Rear Yard Depth (ft.)*

20

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

30

Proposed Height (ft.)*

35

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

2464

Proposed Landscaped Open Space (Sq. Ft.)*

1742

Existing Landscaped Open Space (% of GFA)*

195

Proposed Landscaped Open Space (% of GFA)*

51.6

Minimum Landscaped Open Space (% of GFA) required by Zoning*

10

Existing Usable Open Space (Sq. Ft.)*

2063

Proposed Usable Open Space (Sq. Ft.)*

1054

Existing Usable Open Space (% of GFA)*

163

Proposed Usable Open Space (% of GFA)*

31

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

1

Proposed Number of Parking Spaces*

2

Minimum Number of Parking Spaces required by Zoning*

2

Existing Parking area setbacks

20

Proposed Parking area setbacks *

1

Minimum Parking Area Setbacks required by Zoning*

2

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

5

Proposed Slope of proposed roof(s) (in. per ft.)*

2

Minimum Slope of Proposed Roof(s) required by Zoning*

2

Existing type of construction*

TYPE V

Proposed type of construction*

TYPE V

Open Space Information

Existing Total Lot Area*

4377.6

Proposed Total Lot Area*

4377.6

Existing Open Space, Usable*

2063

Proposed Open Space, Usable*

1054

Existing Open Space, Landscaped*

2464

Proposed Open Space, Landscaped*

1742

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area

664

Basement or Cellar, Proposed Gross Floor Area

709

1st Floor, Existing Gross Floor Area

–

1st Floor, Proposed Gross Floor Area

–

2nd Floor, Existing Gross Floor Area

–

2nd Floor, Proposed Gross Floor Area

–

3rd Floor, Existing Gross Floor Area

–

3rd Floor, Proposed Gross Floor Area

–

4th Floor, Existing Gross Floor Area

–

4th Floor, Proposed Gross Floor Area

–

5th Floor, Existing Gross Floor Area

–

5th Floor, Proposed Gross Floor Area

–

Attic, Existing Gross Floor Area

–

Attic, Proposed Gross Floor Area

–

Parking Garages, Existing Gross Floor Area

–

Parking Garages, Proposed Gross Floor Area

–

All weather habitable porches and balconies, Existing Gross Floor Area

–

All weather habitable porches and balconies, Proposed Gross Floor Area

–

Total Existing Gross Floor Area

664

Total Proposed Gross Floor Area

709

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

• Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

☑

Applicant's Signature*

DUO YU
Dec 23, 2024

Attachments

103 Thorndike st Arlington _ Site Plan _8-21-24-C-1 sealed.pdf
103 Thorndike st Arlington _ Site Plan _8-21-24-C-1 sealed.pdf
Uploaded by DUO (Alan) Yu on Dec 23, 2024 at 1:20 PM

Supporting Documentation [worksheet and drawings] REQUIRED

20241223 103 Thorndike St Arlington.pdf

Uploaded by DUO (Alan) Yu on Dec 23, 2024 at 1:19 PM

V-25-3

Variance Permit Application (ZBA)

Status: Active

Submitted On: 3/3/2025

Primary Location

103 THORNDIKE ST
Arlington, MA 02474

Owner

APSE INVESTMENT LLC
C/O KUI XUE; 14 EMERALD ST
NEWTON, MA 02458

Applicant

Christopher Alphen
978-371-2226
chris@bbhlaw.net
9 Damonmill Square, Suite 4A4
Concord, MA 01742

Variance Permit Criteria

Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.*

A hardship exists due to the unique shape and location of the Property. The Property abuts municipal recreational land to its rear and westerly side. The area provides ample open and recreational space. Due to the long narrow shape of the lot, it would be difficult to design a dwelling that meets all the dimensional requirements. The Proposed Project only does not meet the lot coverage requirement. The size of the Proposed Dwelling is consistent with other dwellings in the immediate neighborhood.

Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.*

With a literal enforcement of the Bylaw, the Petitioner would not be able to replace the existing structure with a dwelling that fits into the existing neighborhood. The existing structure is in poor condition and needs to be redeveloped. See Existing Photographs attached hereto.

The removal of the existing dwelling will eliminate front and side yard setback nonconformities. The Proposed Project will be more conforming for zoning purposes but for the lot coverage requirement.

With a literal enforcement of the Bylaw the Petitioner would be left with the nonconforming dwelling which size and condition are not harmonized with the surrounding neighborhood. The Proposed Project will improve the Property and provide a benefit to the neighborhood.

Describe how desirable relief may be granted without substantial detriment to the public good. *

Permitting the removal of a pre-existing nonconforming structure and allowing the Proposed Project will not be substantial detriment to the public good or derogate from the intent or purpose of the Bylaw. The Petitioner proposes a well-designed site plan that will replace a outdated nonconforming structure. The Proposed Project is an improvement to the neighborhood and fits comfortably with the surrounding area. The nonconforming lot coverage will have a de minis impact on the surrounding area.

Describe how desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.*

Permitting the removal of a pre-existing nonconforming structure and allowing the Proposed Project will not be substantial detriment to the public good or derogate from the intent or purpose of the Bylaw. The Petitioner proposes a well-designed site plan that will replace a outdated nonconforming structure. The Proposed Project is an improvement to the neighborhood and fits comfortably with the surrounding area. The nonconforming lot coverage will have a de minis impact on the surrounding area.

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

Dimensional and Parking Information

Present Use/Occupancy *

One Family

Proposed Use/Occupancy *

Two Family

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

1263

Proposed Gross Floor Area (Sq. Ft.)*

0

Existing Lot Size (Sq. Ft.)*

4377

Proposed Lot Size (Sq. Ft.)*

4377

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

45

Proposed Frontage (ft.)*

45

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.29

Proposed Floor Area Ratio*

0.77

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

23.6

Proposed Lot Coverage (%)*

56.4

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

0

Proposed Front Yard Depth (ft.)*

0

Minimum Front Yard Depth required by Zoning*

0

Existing Left Side Yard Depth (ft.)*

6.9

Proposed Left Side Yard Depth (ft.)*

10

Minimum Left Side Yard Depth required by Zoning*

11.9

Existing Right Side Yard Depth (ft.)*

6.9

Proposed Right Side Yard Depth (ft.)*

10

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

47.8

Proposed Rear Yard Depth (ft.)*

20

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

30

Proposed Height (ft.)*

35

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

2464

Proposed Landscaped Open Space (Sq. Ft.)*

1742

Existing Landscaped Open Space (% of GFA)*

76.4

Proposed Landscaped Open Space (% of GFA)*

43.6

Minimum Landscaped Open Space (% of GFA) required by Zoning*

10

Existing Usable Open Space (Sq. Ft.)*

1

Proposed Usable Open Space (Sq. Ft.)*

1054

Existing Usable Open Space (% of GFA)*

2063

Proposed Usable Open Space (% of GFA)*

43.6

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

1

Proposed Number of Parking Spaces*

2

Minimum Number of Parking Spaces required by Zoning*

2

Existing Parking area setbacks

20

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

5

Proposed Slope of proposed roof(s) (in. per ft.)*

2

Minimum Slope of Proposed Roof(s) required by Zoning*

2

Existing type of construction*

TYPE V

Proposed type of construction*

TYPE V

Open Space Information

Existing Total Lot Area*

4377

Proposed Total Lot Area*

4377

Existing Open Space, Usable*

2063

Proposed Open Space, Usable*

1054

Existing Open Space, Landscaped*

2464

Proposed Open Space, Landscaped*

1742

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area

664

Basement or Cellar, Proposed Gross Floor Area

709

1st Floor, Existing Gross Floor Area

–

1st Floor, Proposed Gross Floor Area

–

2nd Floor, Existing Gross Floor Area

–

2nd Floor, Proposed Gross Floor Area

–

3rd Floor, Existing Gross Floor Area

–

3rd Floor, Proposed Gross Floor Area

–

4th Floor, Existing Gross Floor Area

–

4th Floor, Proposed Gross Floor Area

–

5th Floor, Existing Gross Floor Area

–

5th Floor, Proposed Gross Floor Area

–

Attic, Existing Gross Floor Area

–

Attic, Proposed Gross Floor Area

–

Parking Garages, Existing Gross Floor Area

–

Parking Garages, Proposed Gross Floor Area

–

All weather habitable porches and balconies, Existing Gross Floor Area

–

All weather habitable porches and balconies, Proposed Gross Floor Area

–

Total Existing Gross Floor Area

664

Total Proposed Gross Floor Area

709

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

• Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

☑

Applicant's Signature*

Christopher J. Alphen, Esq.
Mar 3, 2025

Attachments

2 Architectural Plans.pdf
2 Architectural Plans.pdf
Uploaded by Christopher Alphen on Mar 3, 2025 at 5:09 PM

3 Memo in Support.pdf
3 Memo in Support.pdf
Uploaded by Christopher Alphen on Mar 3, 2025 at 5:09 PM

3 Property Record Card.pdf
3 Property Record Card.pdf
Uploaded by Christopher Alphen on Mar 3, 2025 at 5:09 PM

4 Photographs of Site.pdf
4 Photographs of Site.pdf
Uploaded by Christopher Alphen on Mar 3, 2025 at 5:09 PM

Supporting Documentation [worksheet and drawings] REQUIRED

1 Site Plan 103 Thorndike.pdf

Uploaded by Christopher Alphen on Mar 3, 2025 at 5:08 PM

CERTIFIED ABUTTERS LIST
Date: December 23, 2024
Subject Property Location: 103 THORNDIKE ST Arlington, MA
Subject Parcel ID: 2-1-20
Search Distance: 300 Feet

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail Address 2	City/Town	State	Zip
2-1-5	0-LOT MAGNOLIA ST	TOWN OF ARLINGTON PARK		730 MASS AVE		ARLINGTON	MA	02476
2-1-12	0-LOT MAGNOLIA ST	TOWN OF ARLINGTON PARK		730 MASS AVE		ARLINGTON	MA	02476
2-1-19	99--101 THORNDIKE ST	AGGOURAS NICHOLAS A--ETAL	AGGOURAS MANNERS BARBARA	1 KENILWORTH RD		ARLINGTON	MA	02476
2-1-20	**103 THORNDIKE ST**	**APSE INVESTMENT LLC**		**C/O KUI XUE**	**14 EMERALD ST**	**NEWTON**	**MA**	**02458**
2-1-24	119--121 THORNDIKE ST	PELLEGRINO GRACE/TRUSTEE	PELLEGRINO REALTY TRUST	119 THORNDIKE ST		ARLINGTON	MA	02474
2-1-26	123--123A THORNDIKE ST	GUAN DONG	WU JIAYI	7 ARBOR LN		WINCHESTER	MA	01890
2-2-1	74--76 MAGNOLIA ST	PEPPER ANNE L		76 MAGNOLIA ST		ARLINGTON	MA	02474
2-2-2	72 MAGNOLIA ST	JACOBSON MARC & SHARON		72 MAGNOLIA ST		ARLINGTON	MA	02474
2-2-3	68--70 MAGNOLIA ST	FOX MARY L/SHARON/ETAL	TAYLOR ROBERT	70 MAGNOLIA ST		ARLINGTON	MA	02474
2-2-4	64--66 MAGNOLIA ST	AIELLO ROBERT B & LINDA M		106 PROSPECT ST		READING	MA	01867
2.A-5-92	92 FAIRMONT ST UNIT 2	BUCCI MAX J	DISSLY LAURA	92 FAIRMONT ST		ARLINGTON	MA	02474
2.A-5-90	90 FAIRMONT ST UNIT 1	VADALI RAGHAVENDRA		90 FAIRMONT ST	UNIT 1	ARLINGTON	MA	02474
2-2-6	56--58 MAGNOLIA ST	ENOS MARIA Z ETAL/ TRS	ANNA ZAFIROPOULOS 2023 REVOCAB	43 LONGWOOD DR		WESTPORT	MA	02790
2-2-7	71--73 THORNDIKE ST	PERALTA MARIA C	GALLAHER NATHANIEL D	73 THORNDIKE ST		ARLINGTON	MA	02474
2.A-3-118.2	118 THORNDIKE ST	CHEN ELAINE & KAM ANTHONY		118 THORNDIKE ST	UNIT 2	ARLINGTON	MA	02474
2.A-3-120.1	120 THORNDIKE ST	SAYLOR PHILIP J & LAURA S		120 THORNDIKE ST	UNIT 1	ARLINGTON	MA	02474
2-2-8	75--77 THORNDIKE ST	HORVATH DORA E/ LIFE ESTATE		77 THORNDIKE ST		ARLINGTON	MA	02474
2.A-4-1.1	78 THORNDIKE ST	DANAHER MEGHAN		78 THORNDIKE ST		ARLINGTON	MA	02474
2.A-4-2.2	80 THORNDIKE ST	CRAUMER MARTHA		80 THORNDIKE ST		ARLINGTON	MA	02474
2-2-11	87--89 THORNDIKE ST	GROSSMAN MARK W	GROSSMAN AMY ELLEN	249 RUTLEDGE RD		BELMONT	MA	02478
2-2-12	91--93 THORNDIKE ST	KOUFOS NICK J & MARIA V/TRS	DEJO TRUST	45 TERN LN		CENTERVILLE	MA	02632
2.A-2-83	83 THORNDIKE ST	BANNER MATTHEW F & JANE E		83 THORNDIKE ST		ARLINGTON	MA	02474
2.A-2-85	85 THORNDIKE ST	HOSEY IRENE	STRANGES PETER	85 THORNDIKE ST	UNIT 85	ARLINGTON	MA	02474
2.A-4-55	55 FAIRMONT ST UNIT 2	BURGESS GABRIELLE	BURKHOLZ NOAH	55 FAIRMONT ST	UNIT 2	ARLINGTON	MA	02474
2.A-4-57	57 FAIRMONT ST UNIT 1	SONAN ANDREA		82 HIGHLAND AVE		WATERTOWN	MA	02472
2-3-5	122--122B THORNDIKE ST	WESTWATER DONALD S/ETAL	CAREY KATHLEEN A	429 MYSTIC ST		ARLINGTON	MA	02474
2-3-8	116--116A THORNDIKE ST	DUPONT ANNA M/ TRUSTEE	ANNA M DUPONT REALTY TRUST	116 THORNDIKE ST		ARLINGTON	MA	02474
2-3-9	114 THORNDIKE ST	MALTZ ALAN P--ETAL	MALTZ BURNS SUSAN	114 THORNDIKE ST		ARLINGTON	MA	02474
2.A-2-5.1	60--62 MAGNOLIA ST UNIT 1	SAFF REBECCA R & DAVID E/ TRS	60 MAGNOLIA STREET NOMINEE TR	60 MAGNOLIA ST		ARLINGTON	MA	02474
2.A-2-5.2	60--62 MAGNOLIA ST UNIT 2	RADOSEVICH ALEXANDER T	SAADAT ALHAM	62 MAGNOLIA ST		ARLINGTON	MA	02474
2.A-2-9.1	79--81 THORNDIKE ST UNIT 1	PAYNTER KENNETH D ETAL/ TRS	PALANZA-PAYNTER REVOCABLE	79 THORNDIKE ST		ARLINGTON	MA	02474
2.A-2-9.2	79--81 THORNDIKE ST UNIT 2	GIGNAC GRETCHEN A &	PAYNTER NINA P	81 THORNDIKE ST		ARLINGTON	MA	02474
2-3-10	112 THORNDIKE ST	PALMTEER WILLIAM & JULIE B		112 THORNDIKE ST		ARLINGTON	MA	02474

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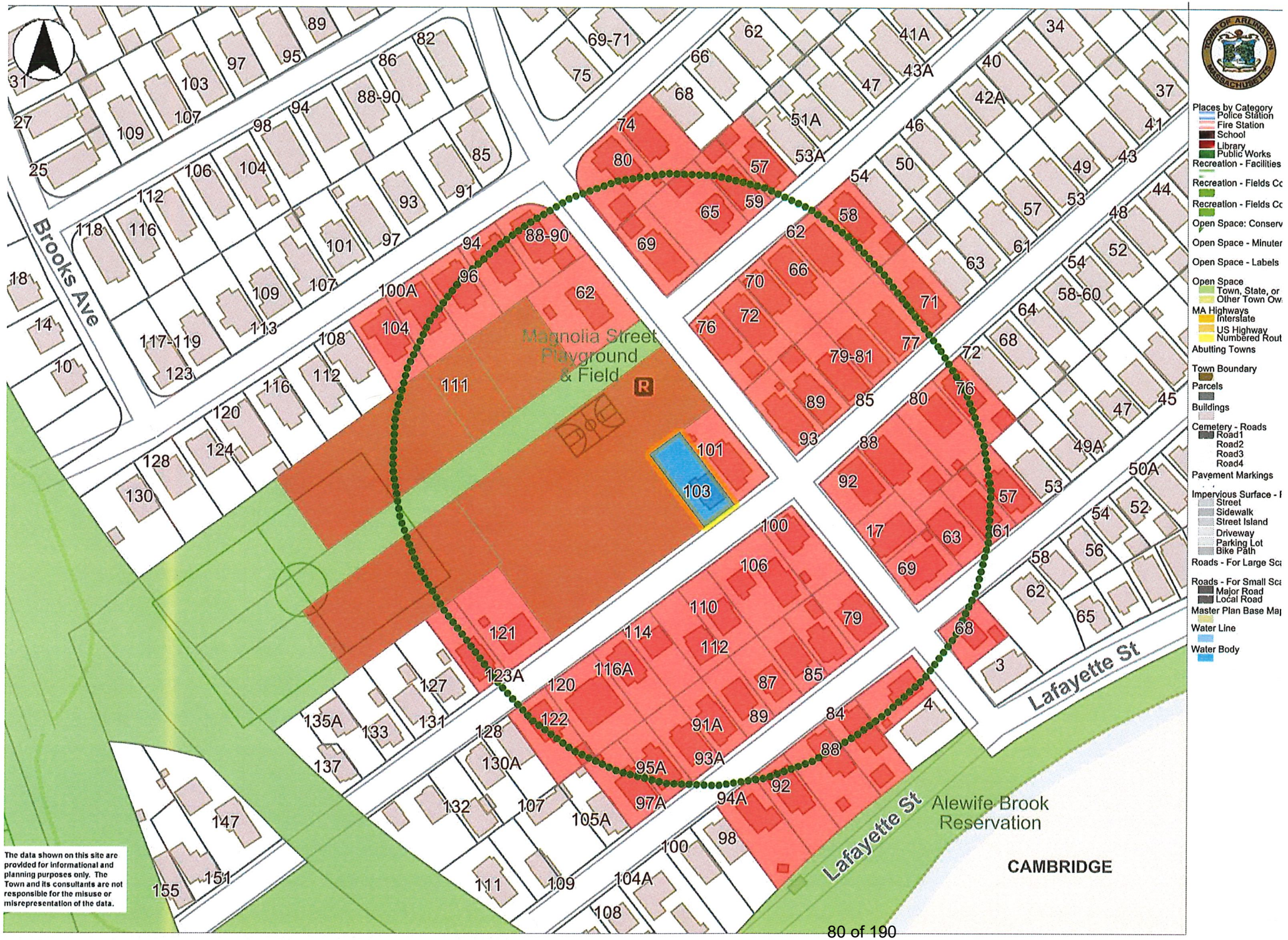
Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail Address 2	City/Town	State	Zip
2-3-11	110 THORNDIKE ST	DEVNEY DARCY CAMPION		110 THORNDIKE ST		ARLINGTON	MA	02474
2.A-3-77.1	77--79 FAIRMONT ST UNIT 1	CHEN XUEGUANG	ZHANG PING	77 FAIRMONT ST	UNIT 1	ARLINGTON	MA	02474
2.A-3-79.2	77--79 FAIRMONT ST UNIT 2	MACKEY LESTER	FANG LILLY	79 FAIRMONT ST		ARLINGTON	MA	02474
2-3-12	104--106 THORNDIKE ST	DE MELO JOSE V/ETAL	DE MELO ROSALINA TRUSTEES	66 CLARK ST	DE MELO TRUST	MEDFORD	MA	02155
2-3-14	100 THORNDIKE ST	GUEVARA MILA H & TONY H		100 THORNDIKE ST		ARLINGTON	MA	02474
4.A-5-88	88--90 VARNUM ST UNIT 88	LAPERLA STEPHEN J & BRIDGET R		88 VARNUM ST		ARLINGTON	MA	02474
4.A-5-90	88--90 VARNUM ST UNIT 90	FAN CHUCHU	NING QIANG	90 VARNUM ST		ARLINGTON	MA	02474
2-3-16	81 FAIRMONT ST	RIZAL ABANISH & PRAGYA		81 FAIRMONT ST		ARLINGTON	MA	02474
2-3-17	85 FAIRMONT ST	CHRISTO FRANCES		85 FAIRMONT ST		ARLINGTON	MA	02474
2-3-18	87 FAIRMONT ST	SILVA DONALD J JR	SILVA KATHLEEN D	87 FAIRMONT ST		ARLINGTON	MA	02474
2-3-19	89 FAIRMONT ST	BARILLEAUX GERARD &	BARRILLEAUX MARY CATHERINE	89 FAIRMONT ST		ARLINGTON	MA	02474
2-3-20	91--91A FAIRMONT ST	MALLARD DIANE N & THOMAS L		91 FAIRMONT ST		ARLINGTON	MA	02474
2-3-21	93--93A FAIRMONT ST	VOTE SEAN ANDREW		140 RUBLEE ST		ARLINGTON	MA	02476
2-3-22	95--95A FAIRMONT ST	ANTONOPOULOS JOHN	LIFE ESTATE	95 FAIRMONT ST		ARLINGTON	MA	02474
2-3-23	97--97A FAIRMONT ST	LIN MEIXING	ZHOU RONGJIE	97 FAIRMONT ST		ARLINGTON	MA	02474
2-4-1	90--92 THORNDIKE ST	ZOU ZONG GAN		92 THORNDIKE ST		ARLINGTON	MA	02474
2-4-2	86--88 THORNDIKE ST	RICH ELEANOR S		86 THORNDIKE ST		ARLINGTON	MA	02474
2-4-5	76 THORNDIKE ST	BOUBOULIS JAMES & STEFANOS	BOUBOULIS EKATERINI+DESPINI	195 BROADWAY		ARLINGTON	MA	02474
2-4-10	59--61 FAIRMONT ST	FEINSTEIN DANIEL B &	LAY SAROM	61 FAIRMONT ST		ARLINGTON	MA	02474
2-4-11	63--65 FAIRMONT ST	CRONIN JOSEPH J-FLORENCE A		63 FAIRMONT ST		ARLINGTON	MA	02474
2-4-12	67--69 FAIRMONT ST	ZIMMERMANN NANCY A &	ZIMMERMANN PAUL M	67 FAIRMONT ST		ARLINGTON	MA	02474
2-4-13	15--17 HERBERT RD	JAROSIEWICZ KAREN		17 HERBERT RD		ARLINGTON	MA	02474
2-5-7	94--94A FAIRMONT ST	RAMEIOR LISA B/TRUSTEE	RAME FAMILY TRUST	94 FAIRMONT ST		ARLINGTON	MA	02474
2-5-10	86--88 FAIRMONT ST	STOFF DAVID--ETAL	INGRAM JENNIFER A	88 FAIRMONT ST		ARLINGTON	MA	02474
2-5-11	82--84 FAIRMONT ST	SOTIROPOULOS GEORGE	SOTIROPOULOS MARIA N	84 FAIRMONT ST		ARLINGTON	MA	02474
2-5-12	8 HERBERT RD	JAEGER WILLIAM F III--ETAL	MINTZ SUSAN E	8 HERBERT RD		ARLINGTON	MA	02474
2-6-1	68 FAIRMONT ST	GARVEY TIMOTHY G & LESLIE E		203 LAKE VIEW AVE		CAMBRIDGE	MA	02138
4-5-8	102--104 VARNUM ST	PAN MEI	CHEN XIAO L	254 BELMONT ST		QUINCY	MA	02169
4-5-9	100--100A VARNUM ST	PATTERSON ROBERT D		21 BLOSSOM ST		LEXINGTON	MA	02421
4-5-10	96--98 VARNUM ST	BREIDING DAVID E	BREIDING SYLVIA M	98 VARNUM ST		ARLINGTON	MA	02474
4-5-11	92--94 VARNUM ST	MCLAUGHLIN MAURA D	FERRARA RYAN J	92 VARNUM ST		ARLINGTON	MA	02474
4-5-13	62 HERBERT RD	SANTELLO MARK /TRUSTEE &	MILLER SANDRA A/TRUSTEE	62 HERBERT RD		ARLINGTON	MA	02474
4-5-15	0-LOT MAGNOLIA ST	TOWN OF ARLINGTON		730 MASS AVE		ARLINGTON	MA	02476

CERTIFIED ABUTTERS LIST
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Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail Address 2	City/Town	State	Zip
4-5-18	111 MAGNOLIA ST	TOWN OF ARLINGTON		730 MASS AVE		ARLINGTON	MA	02476
4-5-20	0-LOT MAGNOLIA ST	TOWN OF ARLINGTON PARK		730 MASS AVE		ARLINGTON	MA	02476
4-8-1	78--80 VARNUM ST	MOODY MARGARET T--ETAL	LIN CHARLES P	78 VARNUM ST		ARLINGTON	MA	02474
4-8-2	72--74 VARNUM ST	MARSHALL JOSEPH M & FRANCES M	TRS/ MARSHALL REALTY TRUST	72 VARNUM ST		ARLINGTON	MA	02474
4-8-6	55--57 MAGNOLIA ST	DE MOEL EVERARDUS	SCHELL KATE M	57 MAGNOLIA ST		ARLINGTON	MA	02474
4-8-7	59--59A MAGNOLIA ST	DANIELSON CHRISTINE N/ TRUSTEE	LUCREZIANO FAMILY REALTY TRUST	18 BATES DR		NASHUA	NH	03064
4-8-8	65 MAGNOLIA ST	IVERSON RALPH B ETAL/ TRS	65 MAGNOLIA STREET NOMINEE TR	65 MAGNOLIA ST		ARLINGTON	MA	02474
4-8-10	67--69 MAGNOLIA ST	VOGT MARY W		67 MAGNOLIA ST		ARLINGTON	MA	02474

The Board of Assessors certifies the names and addresses of the requested parties in interest, all abutters to sunject parcel within 300 feet.

Town of Arlington
Office of the Board of Assessors
730 Masschusetts Ave
Arlington, MA 02476
phone: 781.316.3050
email: assessors@town.arlington.ma.us



Printed on 12/23/2024 at 02:42 PM

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITION.
2. CONTRACTOR TO MEET ALL TOWN OF ARLINGTON REQUIREMENTS FOR AS-BUILT CERTIFICATION.
3. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE 72 HOURS PRIOR TO EXCAVATION TO INFORM UTILITY COMPANIES OF ANY EXCAVATION NEAR EXISTING UTILITIES.
4. CONTRACTOR SHOULD IMPLEMENT EROSION AND SEDIMENTATION CONTROL IF NECESSARY TO PREVENT STORMWATER POLLUTION ONTO THE CITY DRAINAGE SYSTEM.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CITY PERMITS TO PERFORM THE WORK.

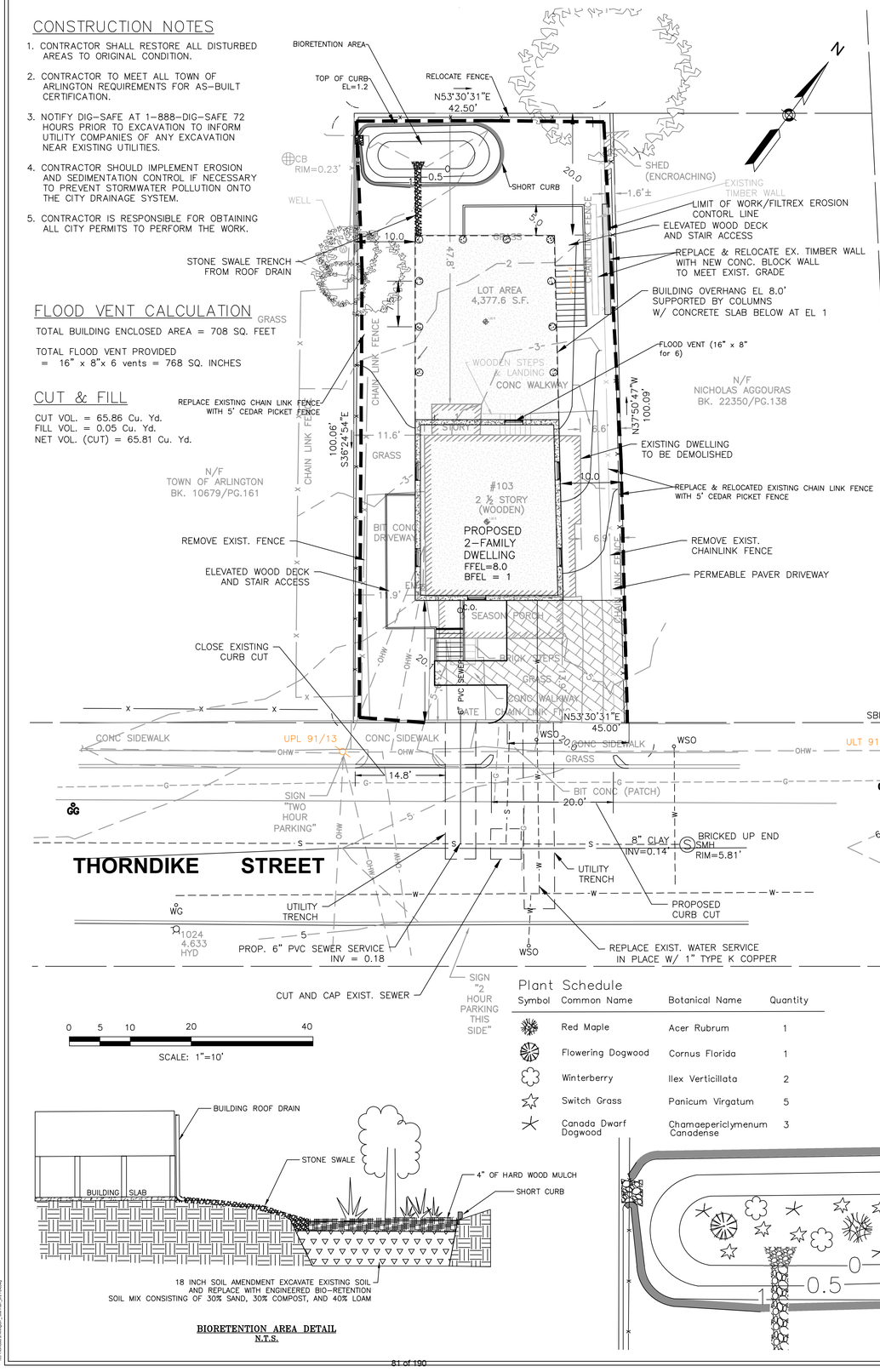
FLOOD VENT CALCULATION

TOTAL BUILDING ENCLOSED AREA = 708 SQ. FEET

TOTAL FLOOD VENT PROVIDED
= 16" x 8"x 6 vents = 768 SQ. INCHES

CUT & FILL

CUT VOL. = 65.86 Cu. Yd.
FILL VOL. = 0.05 Cu. Yd.
NET VOL. (CUT) = 65.81 Cu. Yd.



Plant Schedule

Symbol	Common Name	Botanical Name	Quantity
	Red Maple	Acer Rubrum	1
	Flowering Dogwood	Cornus Florida	1
	Winterberry	Ilex Verticillata	2
	Switch Grass	Panicum Virgatum	5
	Canada Dwarf Dogwood	Chamaepericymenum Canadense	3

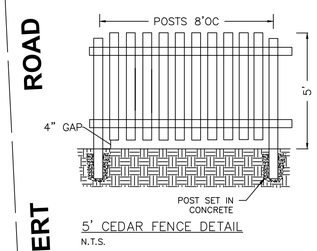
BIORETENTION AREA DETAIL
N.T.S.

PLAN REFERENCE

1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY PFS LAND SURVEYING INC. IN NOVEMBER 2023 AND FROM DEEDS AND PLANS OF RECORD.
2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY PFS LAND SURVEYING INC. IN NOVEMBER 2023.
3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
4) HORIZONTAL DATUM IS BASED ON MAGNETIC NORTH. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
5) THE LOT LIES ENTIRELY WITHIN ZONE AE (WITHOUT BASE FLOOD ELEVATION) (BFE) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ARLINGTON, MASSACUSETTS, COMMUNITY PANEL NUMBER 25017C0419E, EFFECTIVE DATE JUNE 4, 2010. THE FLOOD ELEVATION IS 7'.
6) NO WETLAND FLAGS WERE OBSERVED ON SITE AT THE TIME OF THE SURVEY.
7) OWNER AND PROPERTY INFORMAITON:

OWNER: APSE INVESTMENT LLC

PARCEL ID: 2-1-20

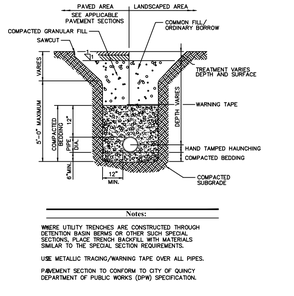


5' CEDAR FENCE DETAIL
N.T.S.

NOTE: CEDAR FENCE TO REPLACE EXISTING CHAIN LINK FENCE. 4" GAP BETWEEN BOTTOM OF FENCE AND GROUND. POSTS TO BE SET 18" MIN. BELOW GRADE.



TREE PROTECTION EXAMPLE
N.T.S.



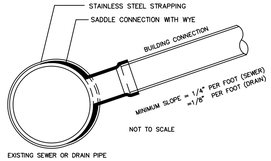
Notes:
WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.

USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

PAVEMENT SECTION TO CONFORM TO CITY OF QUINCY DEPARTMENT OF PUBLIC WORKS (DPW) SPECIFICATION.

Utility Trench
N.T.S.

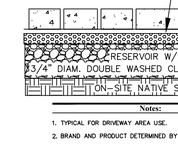
NOTE: USE THIS DETAIL ONLY IF EXISTING WYE BRANCH IS NOT FOUND IN THE FIELD.



NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED.
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.
6. TO BE USED IF AN EXISTING WYE IS NOT FOUND.

SEWER CONNECTION DETAIL
NOT TO SCALE

SADDLE CONNECTION DETAIL
N.T.S.



Notes:
1. TYPICAL FOR DRIVEWAY AREA USE.
2. BRAND AND PRODUCT DETERMINED BY CLIENT.

Permeable Pavers Pavement Section
N.T.S.

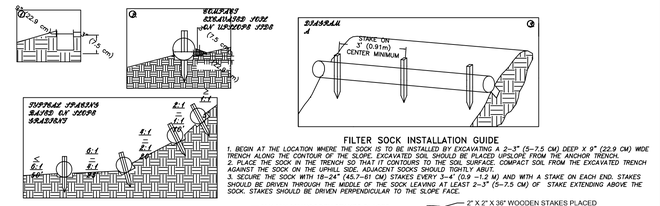
FLOOD STORAGE VOLUME EL 7'

	EXISTING	PROPOSED
EL -1-0	0	68
EL 0-1	192.2	260.2
EL 1-2	1,200.5	1,961.5
EL 2-3	2,025.5	2375
EL 3-4	2,672.5	2,740.4
EL 4-5	3,320.5	3,329.6
EL 5-6	3676.6	3,677.6
EL 6-7	3,676.6	3,677.6

DIMENSIONAL REQUIREMENTS

ZONING R-2	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	6,000 SF	4,377 SF	4,377 SF
MIN LOT AREA PER D.U.	---	N/A	N/A
MIN. LOT FRONTAGE	60 FT	45* FT	45* FT
MIN. YARD - FRONT	20 FT	13.9 FT	20.0 FT
MIN. YARD - SIDE	10 FT	6.9 FT	10.0 FT
MIN. YARD - REAR	20 FT	47.8 FT	20.0 FT
MAX. BUILDING HEIGHT	35FT/2.5ST	2.5 ST	2.5 ST
MAX. FLOOR AREA RATIO	---	N/A	N/A
MIN. LANDSCAPE OPEN SPACE	10%	76.4%	48.4%
MIN. USABLE OPEN SPACE	30%	76.4%	68.7%
MAX. LOT COV. (BUILDING & DRIVE)	35%	23.6%	32.2%

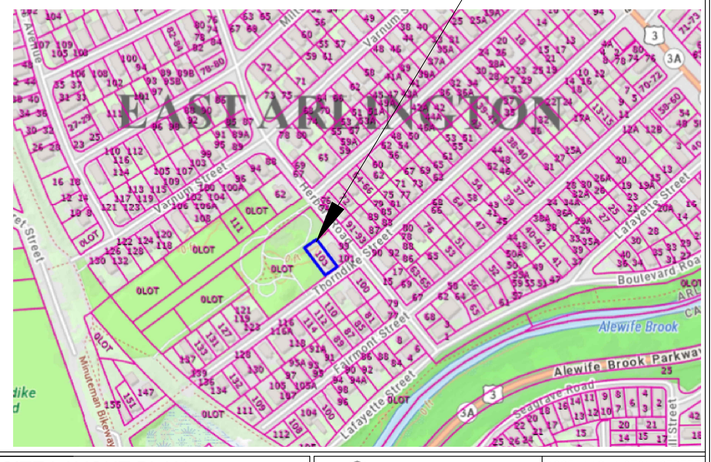
* EXISTING NONCONFORMING



Filtrex Erosion Control
NTS

DRAINAGE AREAS

EXISTING		PROPOSED	
BUILDING	665 SF	BUILDING	1410 SF
3 SEASON PORCH	139 SF	DRIVEWAY (PERM. PAVERS)	850 SF
BACK PORCH	40 SF		
SIDE WALKWAY	207 SF		
DRIVEWAY	369 SF		
FRONT WALKWAY	79 SF		
TOTAL IMPERVIOUS	1,499	TOTAL IMPERVIOUS	1410 SF



08/21/2024

COMMONWEALTH OF MASSACHUSETTS
CHI Y. MAN
CIVIL
NO. 45441
REGISTERED PROFESSIONAL ENGINEER

REVISIONS:		
NO.:	COMMENTS:	DATE:
1.	FENCE DETAIL ADDED	8/13/2024
2.	PER CON. COMM. COMMENT	8/21/2024

SITE LAYOUT PLAN
103 THORNDIKE STREET
ARLINGTON, MASSACHUSETTS

DRAWN BY: ZLD
DESIGNED BY: CYM
CHECKED BY: CYM
DATE: 6-10-2024
LATEST REVISION: 8/21/2024

HARDY + MAN DESIGN GROUP, PC
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING
1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

PREPARED FOR:
CONSERVATION COMM.

SHEET
C-1

103 THORNDIKE TOWNHOUSES

PROJECT DESCRIPTION

THE PROJECT INVOLVES THE COMPLETE DEMOLITION OF THE EXISTING SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW TWO-FAMILY RESIDENTIAL STRUCTURE. THE PROPOSED SITE PLAN HAS RECEIVED PRIOR APPROVAL FROM THE CONSERVATION DEPARTMENT, ENSURING COMPLIANCE WITH ENVIRONMENTAL REGULATIONS.

PROJECT ADDRESS **103 THORNDIKE ST ARLINGTON, MA**

PROJECT NUMBER **20-103-00**

NUMBER	SHEET NAME
.G400	ATTIC GSF CALCULATIONS
.G100	COVER & GENERAL NOTES
.G200	ZONING, SITE & AREA
.G300	LAND SURVEY
A201	FLOOR PLANS
A202	FLOOR PLANS
A300	RENDERINGS
A302	ELEVATIONS
A301	ELEVATIONS
A900	SCHEDULES

ISSUED

PERMIT SET **09/17/2024**

REV 1 **11/20/2024**

GENERAL NOTES

0. CODE COMPLIANCE

THE CONTRACTOR SHALL CONSTRUCT THE PROJECT IN STRICT COMPLIANCE TO THE 9TH EDITION OF THE MASSACHUSETTS BUILDING CODE & ALL APPLICABLE REGULATING AGENCIES. THE CONTRACTOR SHALL VERIFY ALL ACCESSIBLE COMPONENTS WITH THE 521CMR ARCHITECTURAL BOARD HANDBOOK.

1. PROTECTION OF EXISTING TO REMAIN

THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR. IN PARTICULAR, THE CONTRACTOR SHALL MAINTAIN A DUST-FREE ENVIRONMENT WITHIN THE MAGNET VAULT.

2. SCHEDULING

THE CONTRACTOR SHALL MEET WITH THE OWNER'S AUTHORIZED REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO:

A. SCHEDULE, SEQUENCE AND COORDINATE ALL WORK
B. MAINTAIN EXITS AND EGRESS WIDTHS REQUIRED BY CODES DURING ALL PHASES OF CONSTRUCTION

3. CLEARANCES

THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

4. MATERIAL ALIGNMENT

THE FINISH FACE OF MATERIAL OF NEW PARTITIONS SHALL ALIGN ON BOTH SIDES OF THE PARTITION WITH THE FACE OF THE MATERIALS ON EXISTING COLUMNS, WALLS, OR PARTITIONS, UNLESS NOTED OTHERWISE.

5. AS BUILT VERIFICATION

THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

6. REMOVAL SURVEY

THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE INSTALLATION OF THE NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.

7. CONSTRUCTION DEFECTS

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN UNCOVERING WORK IN THE EXISTING CONSTRUCTION.

8. CORRECTING DEFECTIVE WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES.

9. PIPING

ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING REQUIRED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS.

10. FIXTURE REMOVAL

REMOVE MECHANICAL AND ELECTRICAL FIXTURES AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE MECHANICAL AND ELECTRICAL DOCUMENTS.

11. COORDINATION

COORDINATE PLANS FOR NEW CONSTRUCTION W/ DEMOLITION PLANS FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS, FLOORS, CEILINGS, ETC. NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.

DEMOLITION NOTES

1.DRAWINGS SHOW THE INTENT OF THE ARCHITECTURAL DEMOLITION BASED ON PRELIMINARY FIELD INVESTIGATIONS. ADDITIONAL DEMOLITON MAY BE REQUIRED BASED ON THE DISCOVERY OF UNFORESEEN EXISTING CONDITIONS IN FIELD. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS BEFORE PROCEEDING.

2. SHORE, BRACE, UNDERPIN OR OTHERWISE SUPPORT STRUCTURE WHICH MAY BE TEMPORARILY WEAKENED BY DEMO WORK. DO NOT MODIFY, ALTER STRUCTURAL FRAMING OR STRUCTURAL MEMBERS WITHOUT THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.

3. IN THE EVENT THAT HAZARDOUS MATERIALS ARE UNCOVERED DURING DEMOLITION, DO NOT PROCEED AND NOTIFY THE OWNER. HAZARDOUS MATERIALS SHALL BE REMOVED BY THE OWNER.

4. ALL UNUSED UTILITIES SHALL BE CAPPED AND SHUT OFF PER CITY AND STATE REQUIREMENTS.

5. NO JACK HAMMERS ARE ALLOWED AT MASONRY OR CONCRETE WORK AREA WITHOUT THE APPROVAL OF THE ARCHITECT.

6. PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE. EXISTING SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF DEMOLITION WORK SHALL BE PREPARED, PATCHED, AND FINISHED TO MATCH ADJACENT SURFACES WHERE APPLICABLE.

7. PREPARE FOR AND PROTECT THE SAFETY AND FUNCTION OF EXISTING SERVICES TO REMAIN DURING DEMOLITION AND CONSTRUCTION.

8. PROTECT ALL EXISTING FLOORS, WALLS, PARTITIONS, AND CEILINGS TO REMAIN.

9. REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL RUBBISH, DEMOLITION MATERIALS AND DEBRIS CAUSED BY DEMOLITION.

10. REMOVE TEMPORARY PARTITIONS DOORS AND FRAMES AT THE CONCLUSION OF THE PROJECT. PATCH AND OR REPLACE ADJACENT SURFACES.

11. DEMOLISH AND REMOVE PARTITIONS, FINISHES, EQUIPMENT AND MATERIALS WHICH ARE INDICATED FOR DEMOLITION OR REQUIRED TO BE REMOVED IN ORDER TO PERMIT CONSTRUCTION.

12. FLOORS THAT ARE TO ACCEPT NEW FLOOR FINISHES SHALL BE GROUND, SCARIFIED, AND/OR ETCHED AS NECESSARY TO COMPLETELY REMOVE OLD FINISHES AND ADHESIVES. DO NOT DAMAGE GWB ABOVE BASE IN AREAS TO REMAIN.

13. DIMENSIONED AREAS OF PARTITIONS TO BE REMOVED ARE FOR FUTURE OPENINGS. ACTUAL OPENING SIZE MAY VARY DEPENDING ON EXISTING PARTITION FRAMING. THE OPENING IS ASSUMED TO BE AS LARGE AS REQUIRED TO MEET THE NEW OPENING FRAME OR OPENING SIZE.

14. VERIFY IN FIELD ALL EXISTING CONDITIONS AND DIMENSIONS, TYPICAL.

15. THESE DOCUMENTS INTEND TO ILLUSTRATE THE SCOPE OF DEMOLITION. ANY ITEM FOUND ON THE SITE IN AN AREA TO BE DEMOLISHED OR CONNECTED TO AN ITEM TO BE REMOVED IS ALSO TO BE REMOVED UNLESS IT EITHER A) SUPPORTS AN EXISTING ITEM OR B) WILL SUPPORT A PROPOSED ITEM.

WINDOW/DOOR NOTES

1. CONTRACTOR TO CONFIRM ALL R.O. SIZES & INSTALL PER MANUFACTURER INSTRUCTIONS. ALL WINDOWS AND DOORS IN ARCH. DRAWINGS ARE NOMINAL DIMENSIONS.

2. ALL WINDOWS ARE TO BE TEMPERED WHEN ADJACENT TO AN EXTERIOR SWINGING DOOR OR BELOW 18" A.F.F. OR WITHIN 5'-0" TO A SHOWER OR BATHTUB.

3. CONTRACTOR TO VERIFY NEW WINDOW SIZES WITH EXISTING CONDITIONS.

4. ALL WINDOWS AND DOORS MUST MEET FENESTRATION U-FACTOR OF .32 PER MASSACHUSETTS STRETCH ENERGY CODE.

5. INSTALL ICE AND WATER SHIELD AROUND ALL WINDOW OPENINGS AS PER MANUFACTURER'S RECOMMENDATION.

6. OWNER TO SELECT DOOR/WINDOW HARDWARE & ALL INTERIOR HARDWARD. CONTRACTOR TO COORDINATE.

7. OWNER TO SELECT EXTERIOR AND INTRERIOR DOOR/WINDOW TRIM, STYLE, AND/OR FINISHES. FOR RENOVATIONS WHERE EXISTING DOORS AND WINDOWS ARE TO REMAIN, NEW DOORS AND WINDOWS ARE INTENDED TO MATCH. CONTRACTOR TO COORDINATE.

8. EGRESS WIDNOWS - EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ FT. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THEN 20 INCHES. SINGLE-HUNG AND DOUBLE -HUNG WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 3.3 SQ FT. THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES BY 24 INCHES IN EITHER DIRECTION.

9. PROVIDE WINDOW OPENING LIMITING DEVICES AT WINDOWS MORE THAN 6'-0" ABOVE GROUND.

CODE SUMMARY

APPLICABLE CODES AND STANDARDS

BUILDING CODE:
780 CMR THE MASSACHUSETTS STATE BUILDING CODE – NINTH EDITION

STUCTURAL CODE:
780 CMR THE MASSACHUSETTS STATE BUILDING CODE – NINTH EDITION

FIRE CODE:
527 CMR 1.00: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE

MECHANICAL CODE:
INTERNATIONAL MECHANICAL CODE – 2015 EDITION

PLUMBING CODE:
248 CMR MASSACHUSETTS STATE PLUMBING CODE

ELECTRICAL CODE:
NFPA 70-2020 WITH 527 CMR CHAPTER 12 MASSACHUSETTS ELECTRICAL CODE AMENDMENTS

ENERGY CODE:
780 CMR THE MASSACHUSETTS STATE BUILDING CODE – NINTH EDITION, CHAPTER 13, 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2023 MASSACHUSETTS AMENDMENTS.

ACCESSIBILITY:
521 CMR ARCHITECTURAL ACCESS BOARD RULES AND REGULATIONS

GRAPHIC LEGEND

FIRE SEPERATION
RATED WALL - 1 HR
NEW WALL
EXISTING WALL
DEMOLISHED WALL
EXISTING DOOR
NEW DOOR
BUILDING ELEVATION TAG
SECTION TAG
INTERIOR ELEVATION TAG
DOOR TAG
WINDOW TAG
REVISION & NUMBER
SPOT ELEVATION
CENTER LINE
SMOKE DETECTOR
SMOKE AND CARBON MONOXIDE DETECTOR
EXIT SIGN
EMERGENCY LIGHT
FIRE EXTINGUISHER

ABBREVIATIONS

#	Pound OR Number
&	And
@	At
ACT	Acoustic Ceiling Tile
AD	Area Drain
AFF	Above Finished Floor
ALUM	Aluminum
ANOD	Anodized
BSMT	Basement
BYND	Beyond
BOT	Bottom
CIP	Cast In Place
CHNL	Channel
CJ	Control Joint
CL	Center Line
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
COMPR	Compressible
CONC	Concrete
CONT	Continuous
CPT	Carpet
CT	Ceramic Tile
CTYD	Courtyard
DBL	Double
DEMO	Demolish or Demolition
DIA	Diameter
DIM	Dimension
DIMS	Dimensions
DN	Down
DR	Door
DWG	Drawing
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator or Elevation
EPDM	Ethylene Propylene Diene M-Class (Roofing)
EQ	Equal
EXIST	Existing
EXP JT	Expansion Joint
EXT	Exterior
FD	Floor Drain or Fire Department
FEC	Fire Extinguisher Cabinet
FF	Finished Face or Finished Floor
FFL	Finished Floor Level
FIXT	Fixture
FLR	Floor
FM	Filled Metal
FO	Face Of
FND	Foundation
GA	Gauge
GALV	Galvanized
GWB	Gypsum Wall Board
HC	Hollow Core
HI	High
HM	Hollow Metal
HP	High Point
HR	Hour
HVAC	Heating, Ventilating, And Air Conditioning
IRGWB	Impact Resistant Gypsum Wall Board
ILO	In Lieu Of
INSUL	Insulated or Insulation
INT	Interior
LO	Low
MAX	Maximum
MO	Masonry Opening
MECH	Mechanical
MEMBR	Membrane
MIN	Minimum
MRGWB	Moisture-Resistant Gypsum Wall Board
MTL	Metal
NIC	Not In Contract
NO	Number
NOM	Nominal
OC	On Center
OH	Overhang or Opposite Hand
OPP	Opposite or Opposite Hand
OZ	Ounce
PCC	Pre-Cast Concrete
PLUMB	Plumbing
PLYD	Plywood
PT	Pressure Treated
PNT	Paint or Painted
PVC	Polyvinyl Chloride
RBR	Rubber
RCP	Reflected Ceiling Plan
RD	Roof Drain
REQD	Required
RM	Room
SIM	Similar
SD	Smoke Detector
SPEC	Specified OR Specification
SPK	Sprinkler or Speaker
SSTL	Stainless Steel
STC	Sound Transmission Coefficient
STL	Steel
STRUCT	Structure or Structural
T&G	Tongue And Groove
TELE	Telephone
TLT	Toilet
TME	To Match Existing
TO	Top Of
TOC	Top Of Concrete
TOS	Top Of Steel
TPD	Toilet Paper Dispenser
T/D	Telephone/Data
TYP	Typical
UNO	Unless Noted Otherwise
U/S	Underside
VIF	Verify In Field
VP	Vision Panel
W/	With
WD	Wood

y/room

OWNER

103 THORNDIKE LLC
103 THORNDIKE ST
ARLINGTON, MA

ARCHITECT

YROOM, LLC
34 COMMERCE WAY, SUITE B-255
WOBURN, MA

STRUCTURAL ENGINEER

AGILE ENGINEERING, LLC
188 SOUTH ST.
QUINCY, MA

REGISTERED ARCHITECT — GUO YU — NO. 51070 — WINCHESTER — MA — COMMONWEALTH OF MASSACHUSETTS

103 THORNDIKE TOWNHOUSES

PERMIT SET

PROJECT NUMBER 20-103-00

NO.	DESCRIPTION	DATE

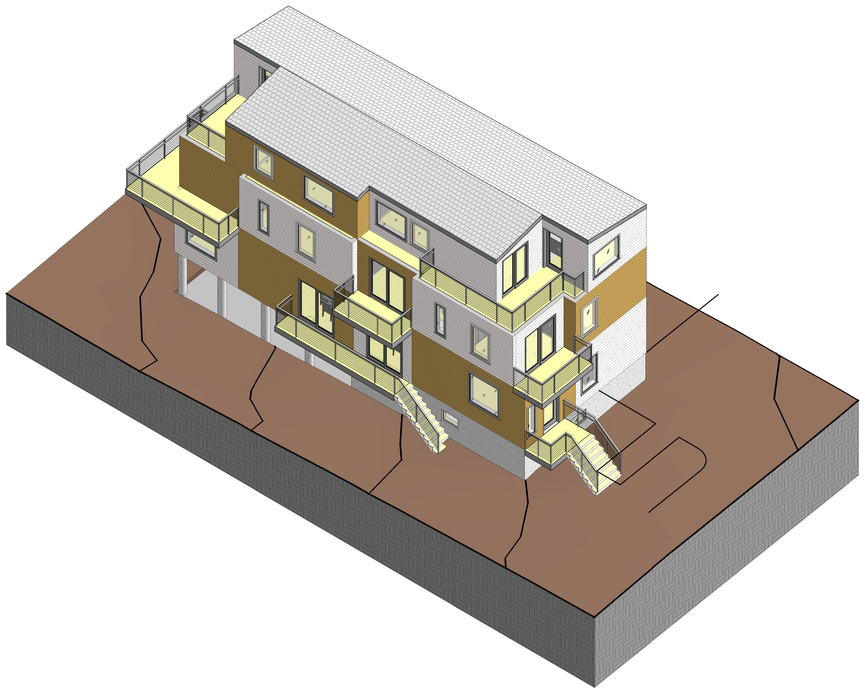
KEY PLAN

DRAWN BY	Author
CHECKED BY	Checker
SHEET ISSUE DATE	09/17/24
SCALE	As indicated

SHEET NAME

COVER & GENERAL NOTES

.G100



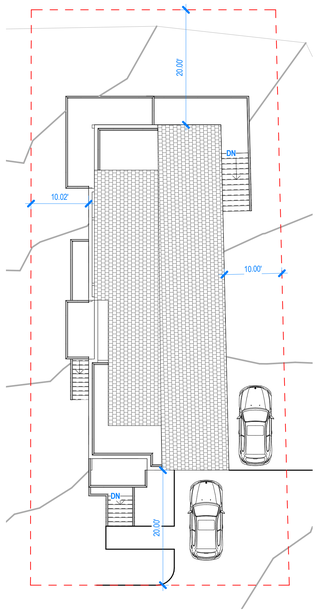
ZONING COMPLIANCE TABLE							
ZR	Item/Description		Existing	Permited / Required	Proposed	Complian...	Notes
	USES		1 FAMILY	2-FAMILY	2-FAMILY		
	FAR		-	-	-		
	FLOOR AREA		1,263 SF	-	3,470 SF		BASEMENT AND CEILING UNDER 7' EXCLUDED
	LOT SIZE		4377.6 SF	4377.6 SF	4377.6 SF		
	LOT COVERAGE		23.6%	35%	33.5%		
	PARKING		2	2	2		DRIVEWAY
	SETBACK & HEIGHT	NORTH	47.8'	20.0'	20.0'		
		EAST	6.6'	10.0'	10.0'		
		SOUTH (STREET)		20.0'	20.0'		
		WEST	11.9'	10.0'	10.0'		
		MAX BUILDING HEIGHT	-	35'	35'		

GROSS FLOOR AREA, PROPOSED

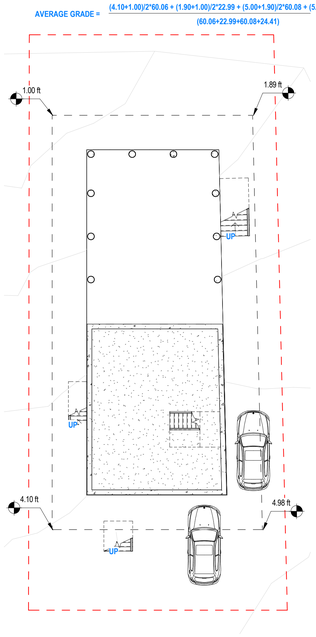
Name	Level	Area
UNIT A	LEVEL 1	720 SF
UNIT A	LEVEL 2	690 SF
UNIT A	LEVEL ATTIC	285 SF
		1694 SF
UNIT B	LEVEL 1	703 SF
UNIT B	LEVEL 2	692 SF
UNIT B	LEVEL ATTIC	282 SF
		1677 SF
Grand total		3372 SF

GROSS FLOOR AREA, PROPOSED BY LEVEL

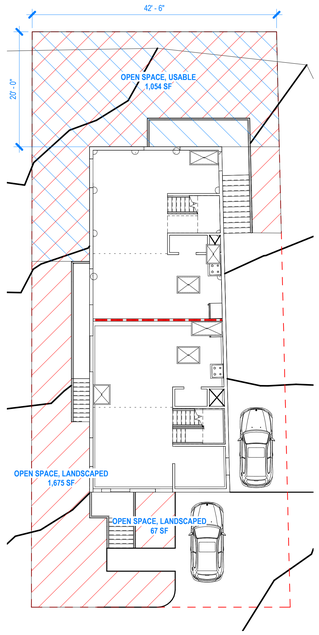
Level	Name	Area
LEVEL 1	UNIT A	720 SF
LEVEL 1	UNIT B	703 SF
		1423 SF
LEVEL 2	UNIT A	690 SF
LEVEL 2	UNIT B	692 SF
		1382 SF
LEVEL ATTIC	UNIT A	285 SF
LEVEL ATTIC	UNIT B	282 SF
		566 SF
Grand total		3372 SF



9 SITE PLAN. PROPOSED
3/32" = 1'-0"



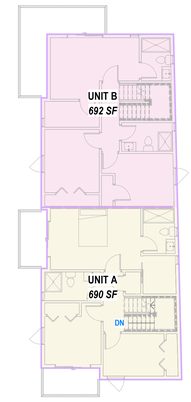
6 AVERAGE GRADE CACULATION
3/32" = 1'-0"



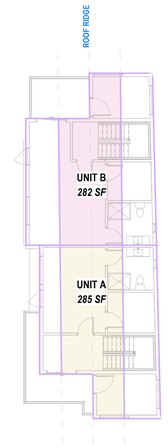
7 OPEN SPACE. PROPOSED
3/32" = 1'-0"

PROJECT NORTH

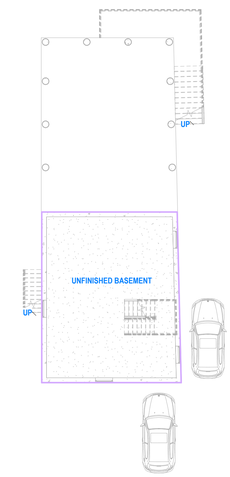
TRUE NORTH



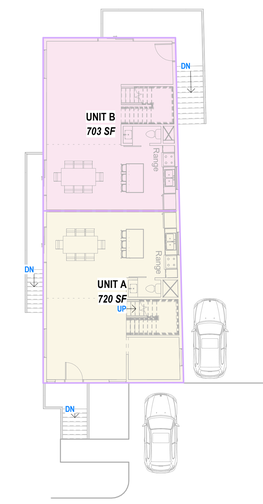
3 LEVEL 2 GROSS FLOOR AREA, PROPOSED
3/32" = 1'-0"



4 LEVEL ATTIC GROSS FLOOR AREA, PROPOSED
3/32" = 1'-0"



1 LEVEL 0 GROSS FLOOR AREA, PROPOSED
3/32" = 1'-0"



2 LEVEL 1 GROSS FLOOR AREA, PROPOSED
3/32" = 1'-0"

y/room

OWNER

103 THORNDIKE LLC
103 THORNDIKE ST
ARLINGTON, MA

ARCHITECT

YROOM, LLC
34 COMMERCE WAY, SUITE B-255
WOBURN, MA

STRUCTURAL ENGINEER

AGILE ENGINEERING, LLC
188 SOUTH ST.
QUINCY, MA

REGISTERED ARCHITECT
QIUO YU
No. 51070
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS

103 THORNDIKE TOWNHOUSES

PERMIT SET

PROJECT NUMBER 20-103-00

NO.	DESCRIPTION	DATE

KEY PLAN

DRAWN BY	Author
CHECKED BY	Checker
SHEET ISSUE DATE	09/17/24
SCALE	As indicated

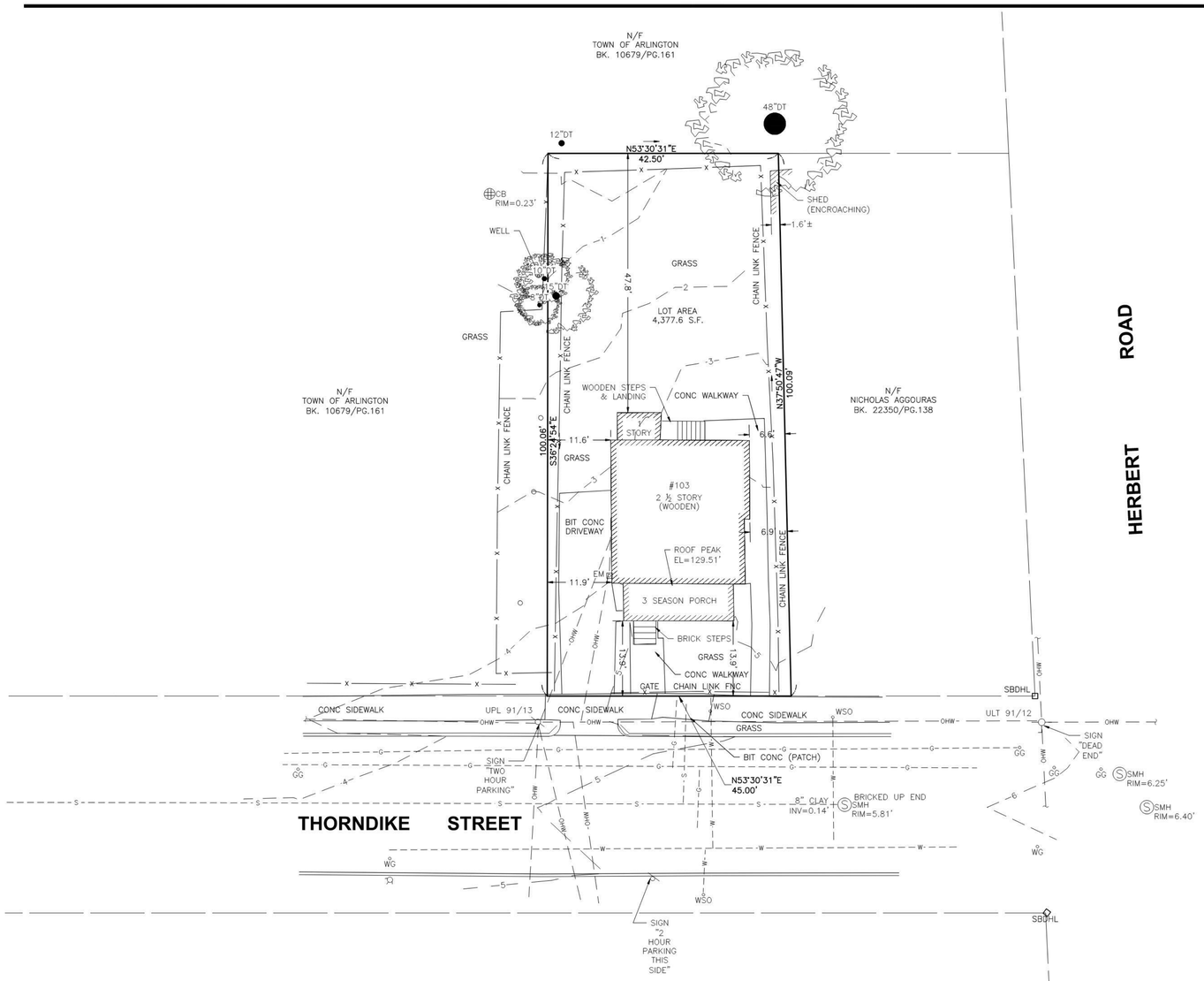
0 8'-0" 16'-0" 32'-0"

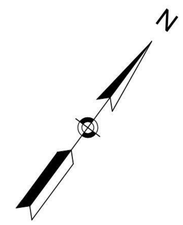
SCALE: 3/32" = 1'-0"

SHEET NAME

ZONING, SITE & AREA

.G200





LEGEND

BM #	BENCHMARK
	BOUND (CONC, STONE, LAND COURT, ETC.)
CB	CATCH BASIN - SQUARE
CB	CATCH BASIN - ROUND
DSK	DISK (CA/T, USC&GS, LAND COURT, ETC.)
DH	DRILL HOLE
D	DRAIN MANHOLE
	ROOF DRAIN
EHH	ELECTRIC HANDHOLE
E	ELECTRIC MANHOLE
EM	ELECTRIC METER
GG	GAS GATE
GM	GAS METER
	HANDICAP SYMBOL
	GUY WIRE ANCHOR
	FIRE HYDRANT
	LIGHT
OHW	OVERHEAD WIRE
RB	REBAR MARKER
MB	MAIL BOX
OM	OTHER MANHOLE
S	SEWER MANHOLE
T	TELEPHONE MANHOLE
	SIGN
ULT#	UTILITY POLE W/ LIGHT
UPL#	UTILITY POLE
WG	WATER GATE
WSO	WATER SHUTOFF
BIT	BITUMINOUS
CONC	CONCRETE
CLF	CHAIN LINK FENCE
CT	CONIFEROUS TREE
DT	DECIDUOUS TREE
DYL	DOUBLE YELLOW LINE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FNC	FENCE
LSA	LANDSCAPE AREA
OH	OVERHANG
RET	RETAINING
RW	RETAINING WALL
SGC	SLOPED GRANITE CURB
SWL	SINGLE WHITE LINE
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB
WD	WOOD

General Notes

1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY PFS LAND SURVEYING INC. IN NOVEMBER 2023 AND FROM DEEDS AND PLANS OF RECORD.
2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY PFS LAND SURVEYING INC. IN NOVEMBER 2023.
3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
4) HORIZONTAL DATUM IS BASED ON MAGNETIC NORTH. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
5) THE LOT LIES ENTIRELY WITHIN ZONE AE (WITHOUT BASE FLOOD ELEVATION) (BFE) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ARLINGTON, MASSACUSETTS, COMMUNITY PANEL NUMBER 25017C0419E, EFFECTIVE DATE JUNE 4, 2010.
6) NO WETLAND FLAGS WERE OBSERVED ON SITE AT THE TIME OF THE SURVEY.

0 10 20 30 40

SCALE: 1" = 10'

PFS Land Surveying, Inc.

20 Balch Avenue
Groveland, MA 01834
P 978.891.5203
www.pfsland.com

No.	Revision	Date	Appvd.

Designed by	BGP	Drawn by	BGP
Checked by	BGP	CAD checked by	BGP
Approved by	BGP	Scale	1"=10'
Date	11/16/2023		

Project Title
Existing Conditions
Plan of Land
103 Thorndike Street
Arlington, MA 02474

Issued for
Review

Drawing Title
Plot Plan

Drawing Number
SV-1

Sheet
1 of 1

Project Number
23141

y/room

OWNER

103 THORNDIKE LLC
103 THORNDIKE ST
ARLINGTON, MA

ARCHITECT

YROOM, LLC
34 COMMERCE WAY, SUITE B-255
WOBURN, MA

STRUCTURAL ENGINEER

AGILE ENGINEERING, LLC
188 SOUTH ST.
QUINCY, MA

REGISTERED ARCHITECT
JIDUO YU
No. 51070
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS

103 THORNDIKE TOWNHOUSES

PERMIT SET

PROJECT NUMBER 20-103-00

NO.	DESCRIPTION	DATE

KEY PLAN

DRAWN BY	Author
CHECKED BY	Checker
SHEET ISSUE DATE	09/17/24
SCALE	

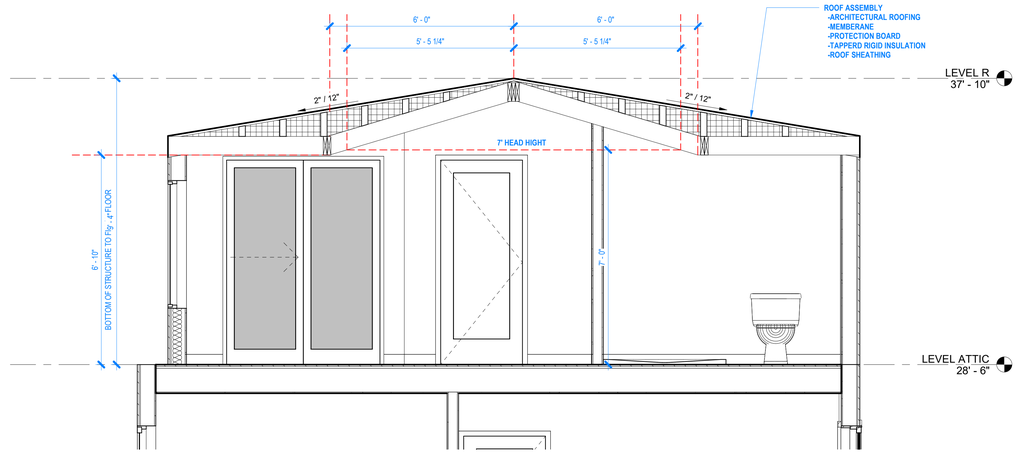
SHEET NAME
LAND SURVEY

.G300

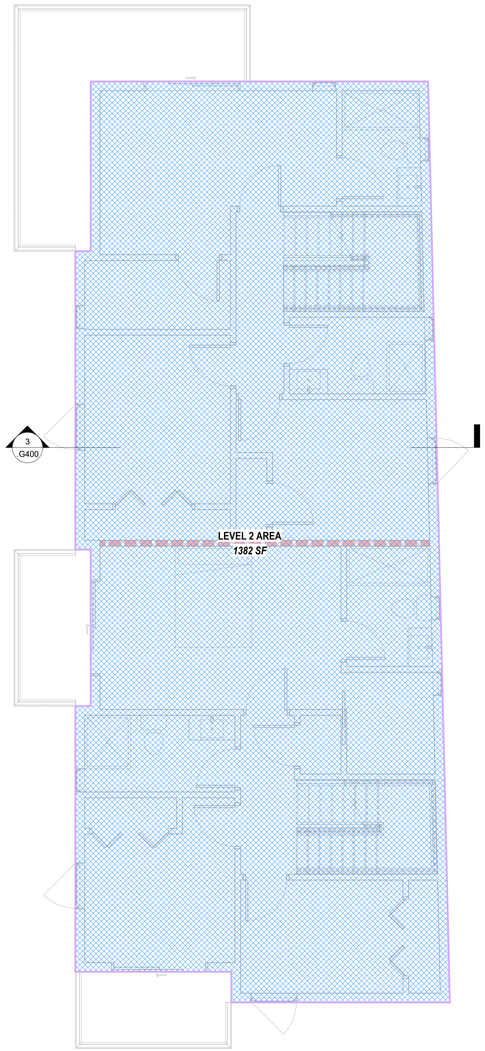
ATTIC SQUARE FOOTAGE:

TOTAL 2ND FLOOR FOOTPRINT = 1,382 SQUARE FEET
ALLOWABLE SQUARE FOOTAGE > 7'-0" = 691 SQUARE FEET

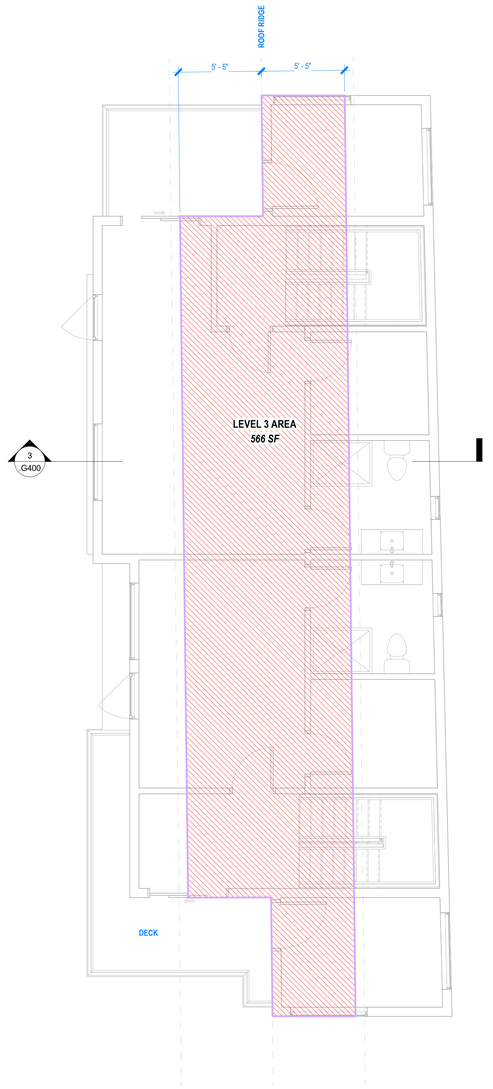
(50% OF TOTAL FOOTPRINT)
PROPOSED SQUARE FOOTAGE > 7'-0" = 566 SQUARE FEET



3 SECTION ATTIC
1/2" = 1'-0"



1 LEVEL 2 - FLOOR AREA
1/4" = 1'-0"



2 LEVEL ATTIC - FLOOR AREA
1/4" = 1'-0"

y/room

OWNER
103 THORNDIKE LLC
103 THORNDIKE ST
ARLINGTON, MA

ARCHITECT
YROOM, LLC
34 COMMERCE WAY, SUITE B-255
WOBURN, MA

STRUCTURAL ENGINEER
AGILE ENGINEERING, LLC
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QUO YU
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COMMONWEALTH OF MASSACHUSETTS

103 THORNDIKE TOWNHOUSES

PERMIT SET

PROJECT NUMBER 20-103-00

NO.	DESCRIPTION	DATE

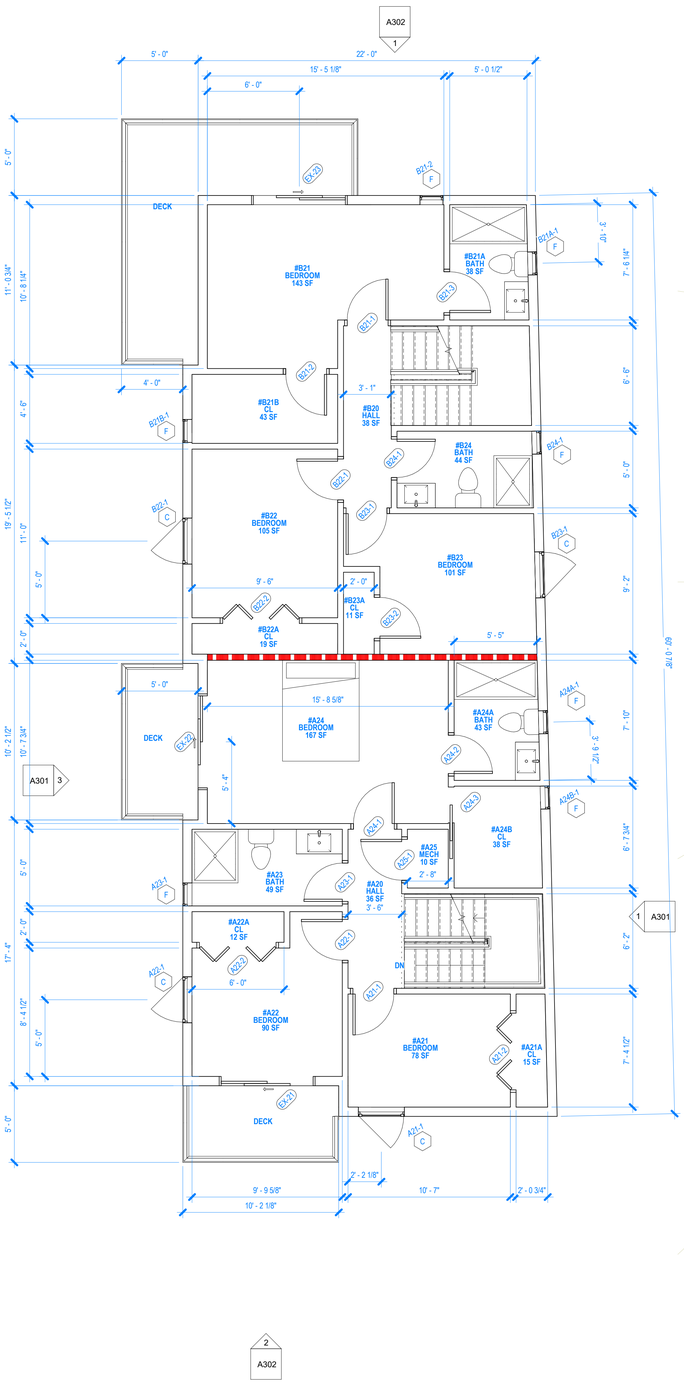
KEY PLAN

DRAWN BY Author
CHECKED BY Checker
SHEET ISSUE DATE 09/23/24
SCALE As indicated

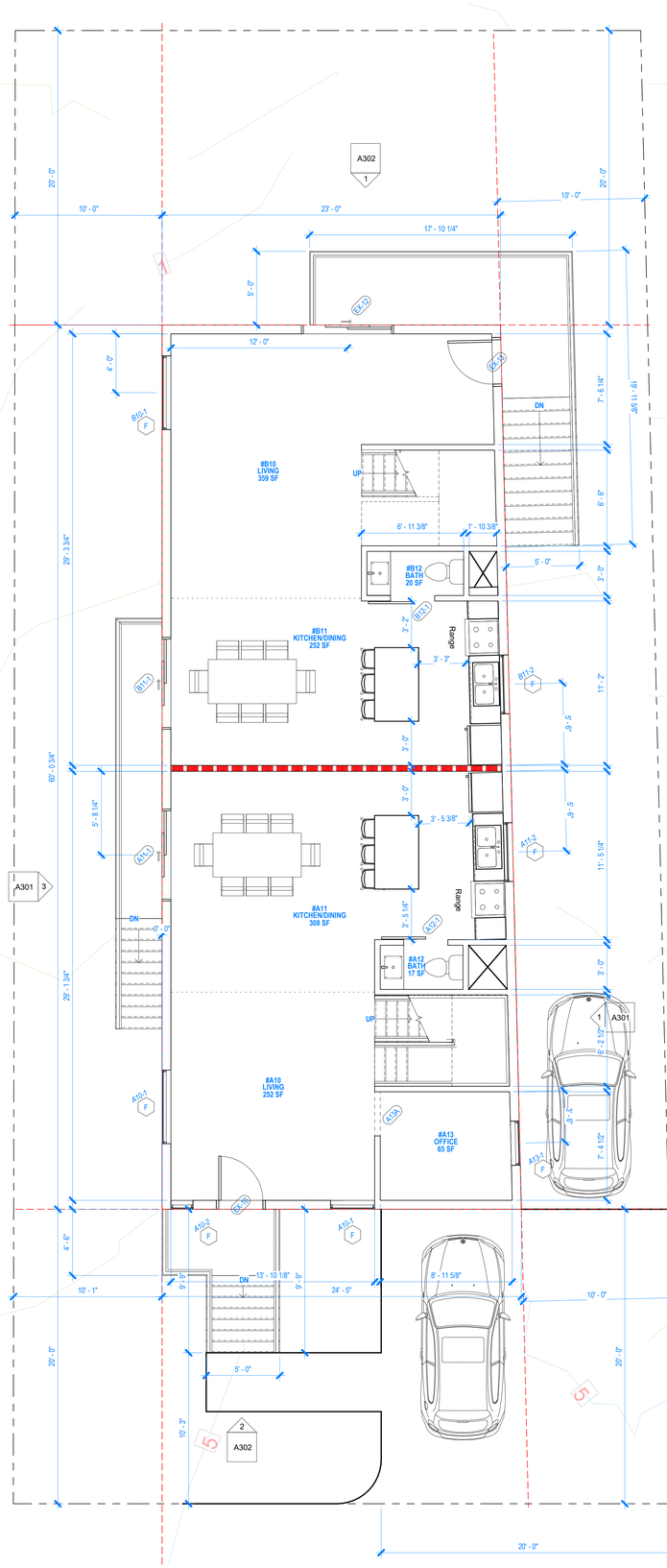
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ATTIC GSF CALCULATIONS

.G400

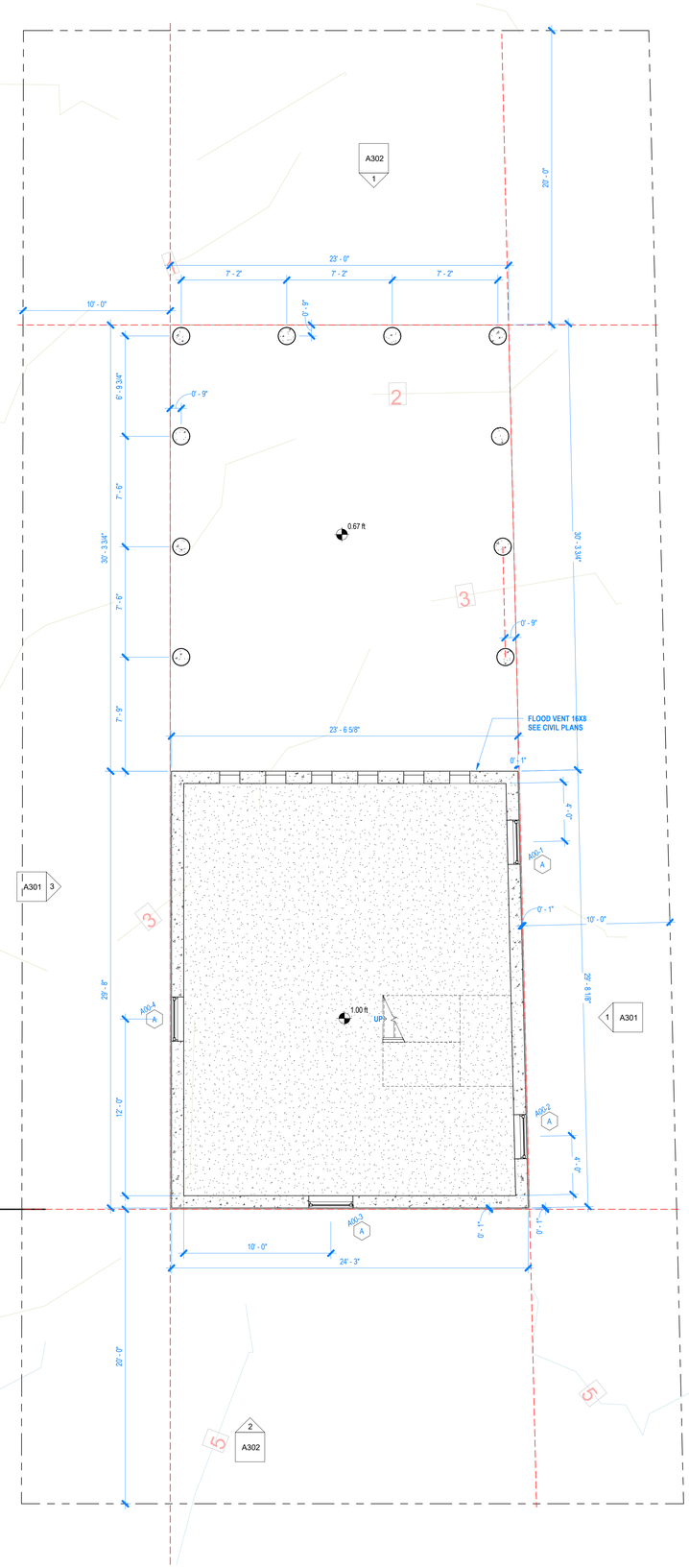
KEYNOTES



1 LEVEL 2 FLOOR PLAN. PROPOSED
1/4" = 1'-0"



2 LEVEL 1 FLOOR PLAN. PROPOSED
1/4" = 1'-0"



3 LEVEL 0 FLOOR PLAN. PROPOSED
1/4" = 1'-0"

y/room

OWNER

103 THORNDIKE LLC
103 THORNDIKE ST
ARLINGTON, MA

ARCHITECT

YROOM, LLC
34 COMMERCE WAY, SUITE B-255
WOBURN, MA

STRUCTURAL ENGINEER

AGILE ENGINEERING, LLC
188 SOUTH ST.
QUINCY, MA

REGISTERED ARCHITECT
QIUO YU
No. 51070
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS

103 THORNDIKE TOWNHOUSES

PERMIT SET

PROJECT NUMBER 20-103-00

NO.	DESCRIPTION	DATE

KEY PLAN

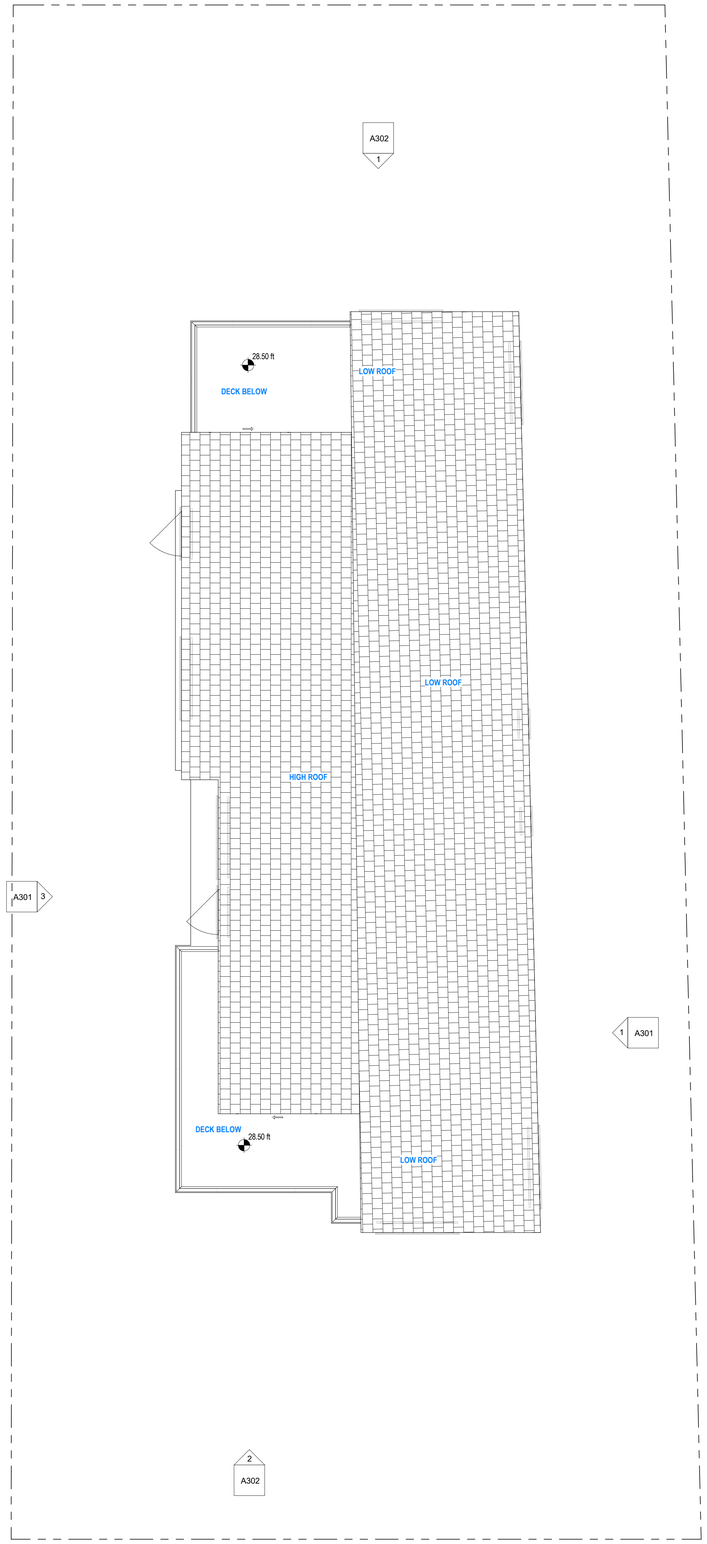
DRAWN BY Author
CHECKED BY Checker
SHEET ISSUE DATE 09/17/24
SCALE 1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

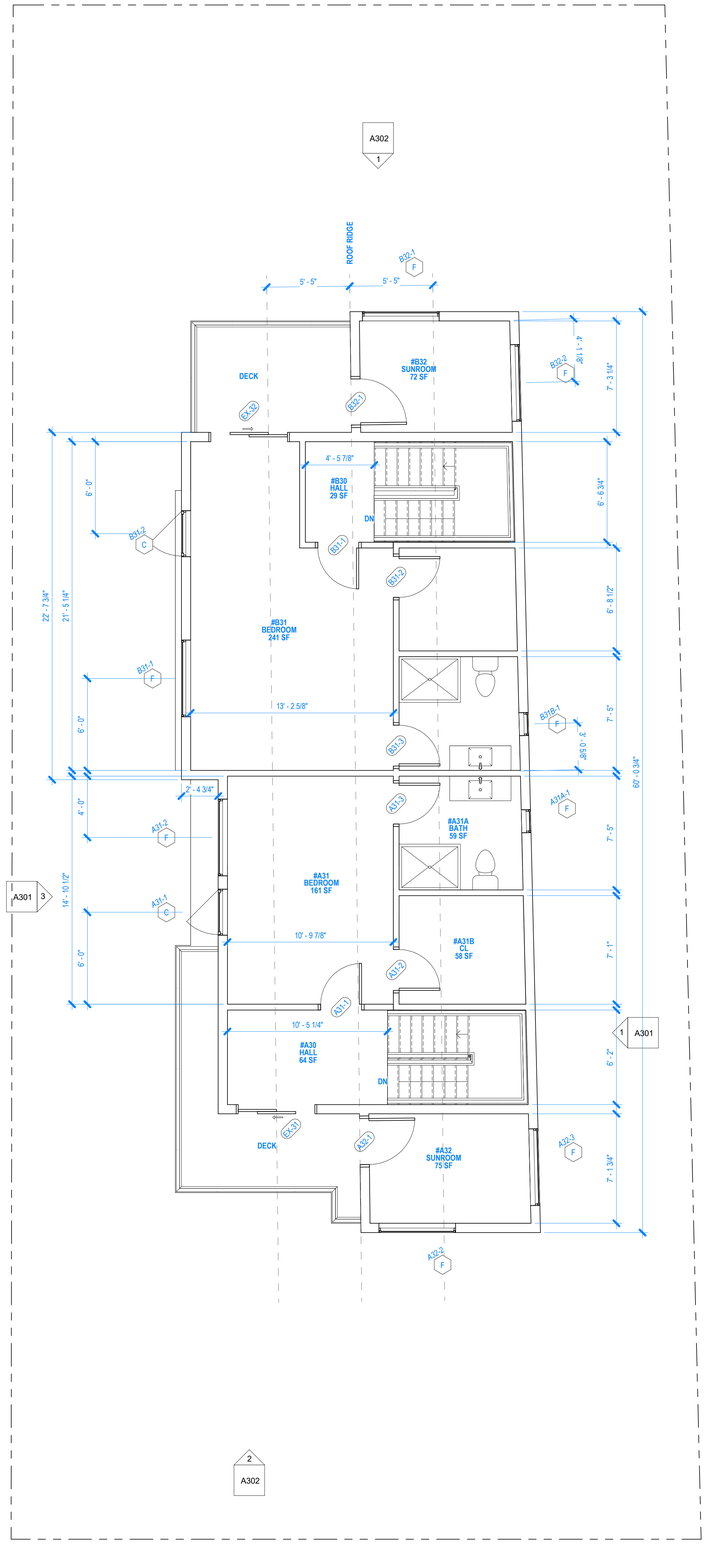
SHEET NAME
FLOOR PLANS

A201

KEYNOTES



2 LEVEL R FLOOR PLAN, PROPOSED
1/4" = 1'-0"



1 LEVEL ATTIC FLOOR PLAN, PROPOSED
1/4" = 1'-0"

y/room

OWNER

103 THORNDIKE LLC
103 THORNDIKE ST
ARLINGTON, MA

ARCHITECT

YROOM, LLC
34 COMMERCE WAY, SUITE B-255
WOBURN, MA

STRUCTURAL ENGINEER

AGILE ENGINEERING, LLC
188 SOUTH ST.
QUINCY, MA

REGISTERED ARCHITECT
GUO YU
No. 51070
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103 THORNDIKE TOWNHOUSES

PERMIT SET

PROJECT NUMBER 20-103-00

NO.	DESCRIPTION	DATE

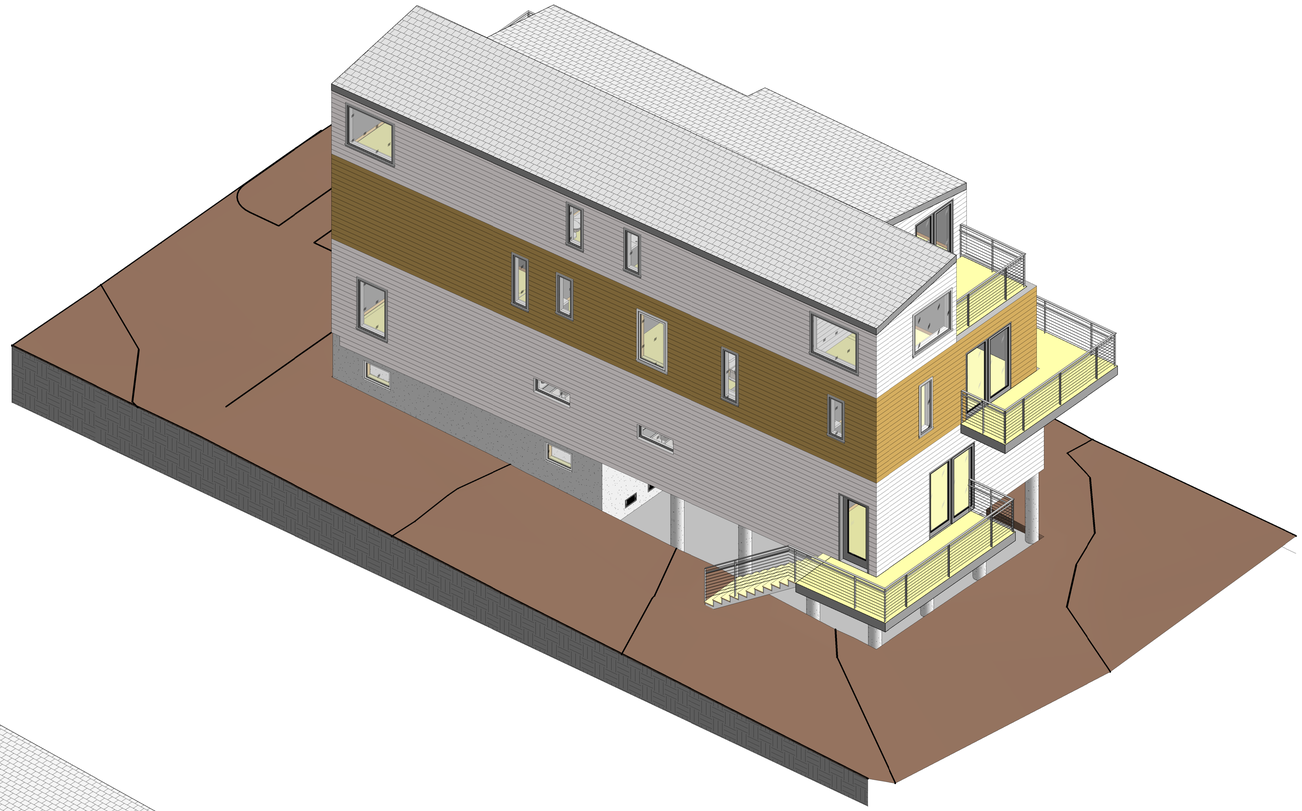
KEY PLAN

DRAWN BY Author
CHECKED BY Checker
SHEET ISSUE DATE 09/17/24
SCALE 1/4" = 1'-0"

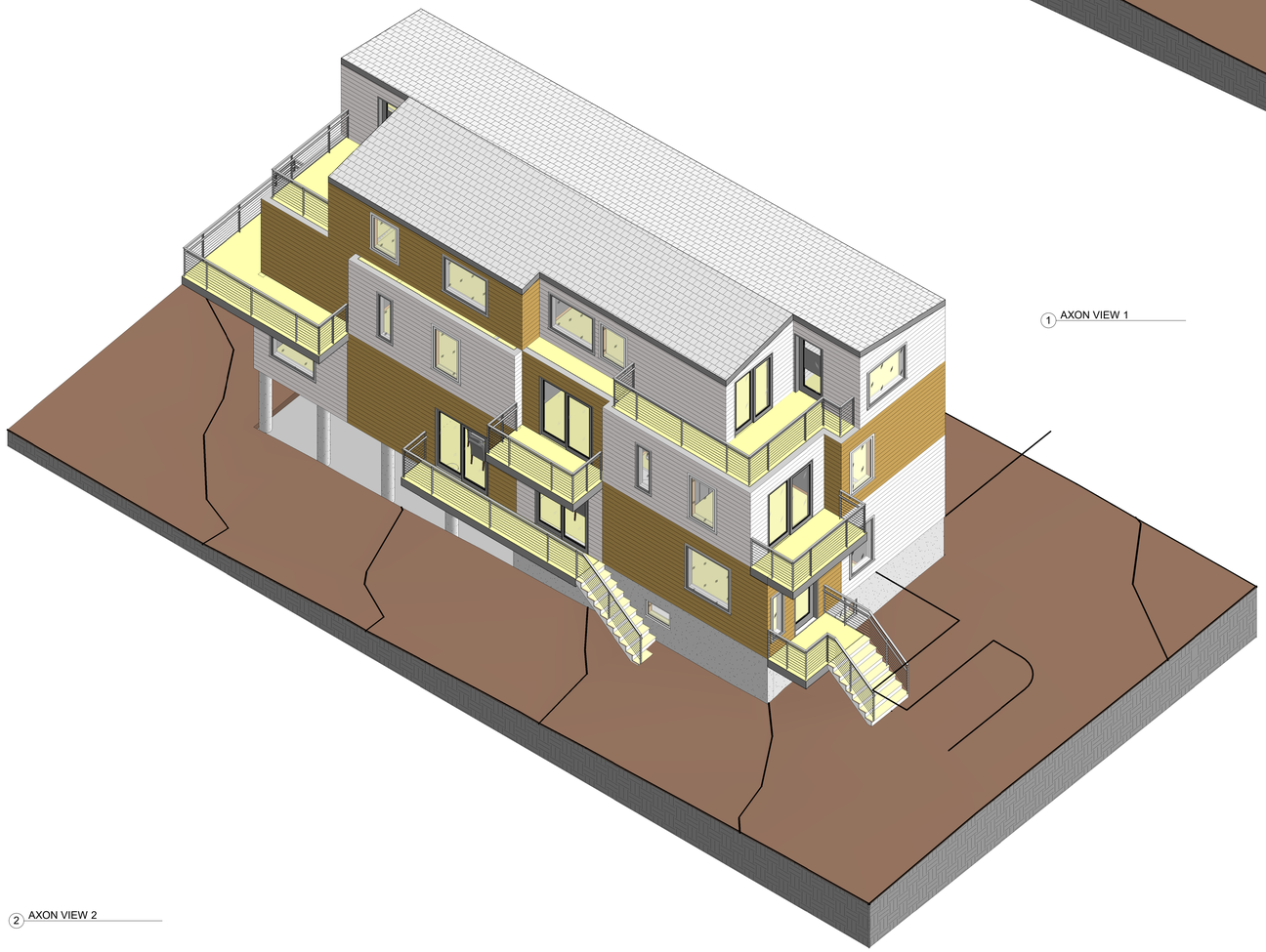
0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

SHEET NAME
FLOOR PLANS

A202



1 AXON VIEW 1



2 AXON VIEW 2

y/room

OWNER

103 THORNDIKE LLC
103 THORNDIKE ST
ARLINGTON, MA

ARCHITECT

YROOM, LLC
34 COMMERCE WAY, SUITE B-255
WOBURN, MA

STRUCTURAL ENGINEER

AGILE ENGINEERING, LLC
188 SOUTH ST.
QUINCY, MA

REGISTERED ARCHITECT
QIUO YU
NO. 51070
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS

103 THORNDIKE TOWNHOUSES

PERMIT SET

PROJECT NUMBER 20-103-00

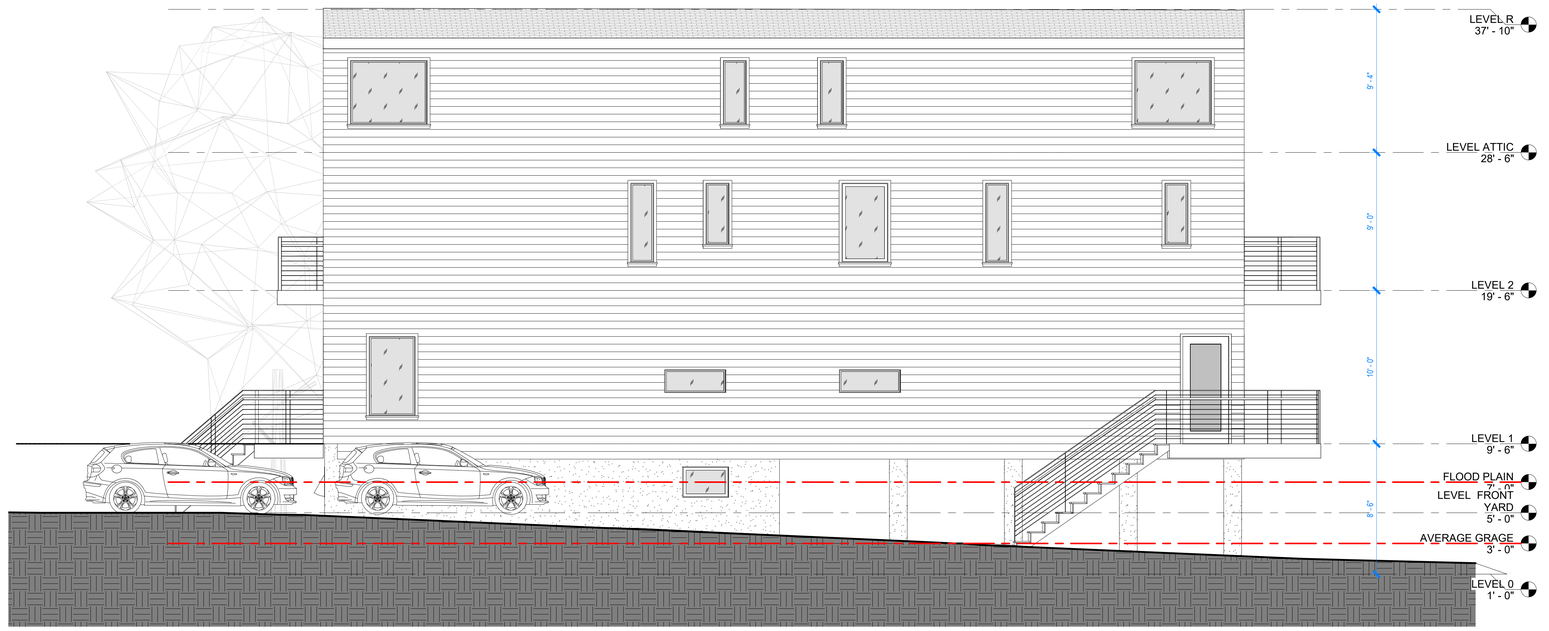
NO.	DESCRIPTION	DATE

KEY PLAN

DRAWN BY Author
CHECKED BY Checker
SHEET ISSUE DATE 09/17/24
SCALE

SHEET NAME
RENDERINGS

A300



1 BUILDING ELEVATION EAST, PROPOSED
1/4" = 1'-0"



3 BUILDING ELEVATION WEST, PROPOSED
1/4" = 1'-0"

y/room

OWNER

103 THORNDIKE LLC
103 THORNDIKE ST
ARLINGTON, MA

ARCHITECT

YROOM, LLC
34 COMMERCE WAY, SUITE B-255
WOBURN, MA

STRUCTURAL ENGINEER

AGILE ENGINEERING, LLC
188 SOUTH ST.
QUINCY, MA

REGISTERED ARCHITECT
QIUO YU
No. 51070
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS

103 THORNDIKE TOWNHOUSES

PERMIT SET

PROJECT NUMBER 20-103-00

NO.	DESCRIPTION	DATE

KEY PLAN

DRAWN BY Author
CHECKED BY Checker
SHEET ISSUE DATE 09/17/24
SCALE 1/4" = 1'-0"

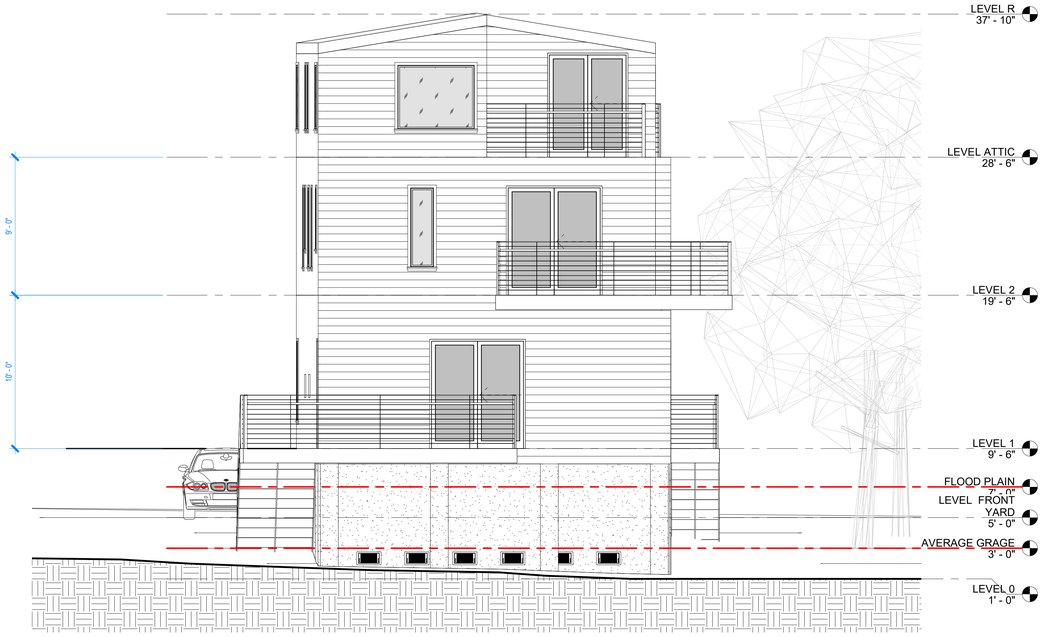
0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

SHEET NAME
ELEVATIONS

A301



2 BUILDING ELEVATION SOUTH, PROPOSED
1/4" = 1'-0"



1 BUILDING ELEVATION NORTH, PROPOSED
1/4" = 1'-0"

y/room

OWNER

103 THORNDIKE LLC
103 THORNDIKE ST
ARLINGTON, MA

ARCHITECT

YROOM, LLC
34 COMMERCE WAY, SUITE B-255
WOBURN, MA

STRUCTURAL ENGINEER

AGILE ENGINEERING, LLC
188 SOUTH ST.
QUINCY, MA

REGISTERED ARCHITECT
QIUO YU
No. 51070
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS

103 THORNDIKE TOWNHOUSES

PERMIT SET

PROJECT NUMBER 20-103-00

NO.	DESCRIPTION	DATE

KEY PLAN

DRAWN BY Author
CHECKED BY Checker
SHEET ISSUE DATE 09/17/24
SCALE 1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"
SCALE: 1/4" = 1'-0"

SHEET NAME
ELEVATIONS

A302

DOOR SCHEDULE EXTERIOR

Door Number	Function	Door Type	Level	Width	Height	From Room: Name	To Room: Name	Comments
A11-1	Exterior	SLIDING DOUBLE	LEVEL 1	6' - 0"	7' - 0"	KITCHEN/DINING		
B11-1	Exterior	SLIDING DOUBLE	LEVEL 1	6' - 0"	7' - 0"	KITCHEN/DINING		
EX-10	Exterior	SINGLE DOOR	LEVEL 1	3' - 0"	7' - 0"		LIVING	
EX-12	Exterior	SLIDING DOUBLE	LEVEL 1	6' - 0"	7' - 0"	LIVING		
EX-13	Exterior	SINGLE DOOR	LEVEL 1	3' - 0"	7' - 0"		LIVING	
LEVEL 1: 5								
EX-21	Exterior	SLIDING DOUBLE	LEVEL 2	6' - 0"	7' - 0"	BEDROOM		
EX-22	Exterior	SLIDING DOUBLE	LEVEL 2	6' - 0"	7' - 0"	BEDROOM		
EX-23	Exterior	SLIDING DOUBLE	LEVEL 2	6' - 0"	7' - 0"	BEDROOM		
LEVEL 2: 3								
A32-1	Exterior	SINGLE DOOR	LEVEL ATTIC	3' - 0"	7' - 0"		SUNROOM	
B32-1	Exterior	SINGLE DOOR	LEVEL ATTIC	3' - 0"	7' - 0"		SUNROOM	
EX-31	Exterior	LL	LEVEL ATTIC	5' - 0"	6' - 8"	HALL		
EX-32	Exterior	LL	LEVEL ATTIC	5' - 0"	6' - 8"	BEDROOM		
LEVEL ATTIC: 4								
Grand total: 12								

DOOR SCHEDULE INTERIOR

Door Number	Function	Door Type	Level	Width	Height	From Room: Name	To Room: Name	Comments
A12-1	Interior	BARN DOOR	LEVEL 1	3' - 0"	8' - 0"	BATH	KITCHEN/DINING	
A13A	Interior	OPENING	LEVEL 1	3' - 0"	8' - 0"	LIVING	OFFICE	
B12-1	Interior	BARN DOOR	LEVEL 1	3' - 0"	8' - 0"	KITCHEN/DINING	BATH	
LEVEL 1: 3								
A21-1	Interior	SINGLE DOOR	LEVEL 2	2' - 8"	6' - 8"	HALL	BEDROOM	
A21-2	Interior	BIFOLD	LEVEL 2	5' - 0"	8' - 0"	BEDROOM	CL	
A22-1	Interior	SINGLE DOOR	LEVEL 2	2' - 8"	6' - 8"	HALL	BEDROOM	
A22-2	Interior	BIFOLD	LEVEL 2	5' - 0"	8' - 0"	CL	BEDROOM	
A23-1	Interior	SINGLE DOOR	LEVEL 2	2' - 6"	6' - 8"	HALL	BATH	
A24-1	Interior	SINGLE DOOR	LEVEL 2	2' - 8"	6' - 8"	HALL	BEDROOM	
A24-2	Interior	SINGLE DOOR	LEVEL 2	2' - 6"	6' - 8"	BEDROOM	BATH	
A24-3	Interior	POCKET	LEVEL 2	2' - 4"	8' - 0"	BEDROOM	CL	
A25-1	Interior	SINGLE DOOR	LEVEL 2	2' - 8"	6' - 8"	MECH	HALL	
B21-1	Interior	SINGLE DOOR	LEVEL 2	2' - 8"	6' - 8"	HALL	BEDROOM	
B21-2	Interior	SINGLE DOOR	LEVEL 2	2' - 8"	6' - 8"	BEDROOM	CL	
B21-3	Interior	SINGLE DOOR	LEVEL 2	2' - 8"	6' - 8"	BEDROOM	BATH	
B22-1	Interior	SINGLE DOOR	LEVEL 2	2' - 8"	6' - 8"	HALL	BEDROOM	
B22-2	Interior	BIFOLD	LEVEL 2	5' - 0"	8' - 0"	CL	BEDROOM	
B23-1	Interior	SINGLE DOOR	LEVEL 2	2' - 8"	6' - 8"	HALL	BEDROOM	
B23-2	Interior	SINGLE DOOR	LEVEL 2	2' - 8"	6' - 8"	CL	BEDROOM	
B24-1	Interior	SINGLE DOOR	LEVEL 2	2' - 6"	6' - 8"	HALL	BATH	
LEVEL 2: 17								
A31-1	Interior	SINGLE DOOR	LEVEL ATTIC	2' - 8"	6' - 8"	HALL	BEDROOM	
A31-2	Interior	SINGLE DOOR	LEVEL ATTIC	2' - 8"	6' - 8"	BEDROOM	CL	
A31-3	Interior	SINGLE DOOR	LEVEL ATTIC	2' - 8"	6' - 8"	BEDROOM	BATH	
B31-1	Interior	SINGLE DOOR	LEVEL ATTIC	2' - 8"	6' - 8"	HALL	BEDROOM	
B31-2	Interior	SINGLE DOOR	LEVEL ATTIC	2' - 8"	6' - 8"	BEDROOM		
B31-3	Interior	SINGLE DOOR	LEVEL ATTIC	2' - 8"	6' - 8"	BEDROOM		
LEVEL ATTIC: 6								
Grand total: 26								

WINDOW SCHEDULE

Phase Created	Window Number	Window Type	Description	Level	Nominal Sizes		Sill Height	Manufacturer	Comments
					Width	Height			
New Construction	A00-1	A	AWNING	LEVEL 0	3' - 0"	2' - 0"	5' - 0"		
New Construction	A00-2	A	AWNING	LEVEL 0	3' - 0"	2' - 0"	5' - 0"		
New Construction	A00-3	A	AWNING	LEVEL 0	3' - 0"	2' - 0"	5' - 0"		
New Construction	A00-4	A	AWNING	LEVEL 0	3' - 0"	2' - 0"	5' - 0"		
LEVEL 0: 4									
New Construction	A10-1	F	FIXED	LEVEL 1	3' - 0"	5' - 2"	1' - 10"		
New Construction	A10-1	F	FIXED	LEVEL 1	5' - 0"	5' - 2"	3' - 0"		
New Construction	A10-2	F	FIXED	LEVEL 1	1' - 6"	5' - 2"	1' - 10"		
New Construction	A11-2	F	FIXED	LEVEL 1	4' - 0"	1' - 6"	3' - 4"		
New Construction	A13-1	F	FIXED	LEVEL 1	3' - 0"	5' - 2"	1' - 10"		
New Construction	B10-1	F	FIXED	LEVEL 1	5' - 0"	5' - 2"	1' - 10"		
New Construction	B11-2	F	FIXED	LEVEL 1	4' - 0"	1' - 6"	3' - 4"		
LEVEL 1: 7									
New Construction	A21-1	C	CASEMENT	LEVEL 2	3' - 0"	5' - 2"	1' - 10"		EGRESS WINDOW
New Construction	A22-1	C	CASEMENT	LEVEL 2	3' - 0"	5' - 2"	1' - 10"		EGRESS WINDOW
New Construction	A23-1	F	FIXED	LEVEL 2	1' - 6"	5' - 2"	1' - 10"		TEMPERED GLASS
New Construction	A24A-1	F	FIXED	LEVEL 2	1' - 6"	4' - 0"	3' - 0"		TEMPERED GLASS
New Construction	A24B-1	F	FIXED	LEVEL 2	1' - 6"	5' - 2"	1' - 10"		
New Construction	B21-2	F	FIXED	LEVEL 2	1' - 6"	5' - 2"	1' - 10"		
New Construction	B21A-1	F	FIXED	LEVEL 2	1' - 6"	4' - 0"	3' - 0"		TEMPERED GLASS
New Construction	B21B-1	F	FIXED	LEVEL 2	1' - 6"	5' - 2"	1' - 10"		
New Construction	B22-1	C	CASEMENT	LEVEL 2	3' - 0"	5' - 2"	1' - 10"		EGRESS WINDOW
New Construction	B23-1	C	CASEMENT	LEVEL 2	3' - 0"	5' - 2"	1' - 10"		EGRESS WINDOW
New Construction	B24-1	F	FIXED	LEVEL 2	1' - 6"	5' - 2"	1' - 10"		TEMPERED GLASS
LEVEL 2: 11									
New Construction	A31-1	C	CASEMENT	LEVEL ATTIC	3' - 0"	4' - 2"	1' - 10"		EGRESS WINDOW
New Construction	A31-2	F	FIXED	LEVEL ATTIC	5' - 0"	4' - 2"	1' - 10"		
New Construction	A31A-1	F	FIXED	LEVEL ATTIC	1' - 6"	4' - 2"	1' - 10"		TEMPERED GLASS
New Construction	A32-2	F	FIXED	LEVEL ATTIC	5' - 0"	4' - 2"	1' - 10"		
New Construction	A32-3	F	FIXED	LEVEL ATTIC	5' - 0"	4' - 2"	1' - 10"		
New Construction	B31-1	F	FIXED	LEVEL ATTIC	5' - 0"	4' - 2"	1' - 10"		
New Construction	B31-2	C	CASEMENT	LEVEL ATTIC	3' - 0"	4' - 2"	1' - 10"		EGRESS WINDOW
New Construction	B31B-1	F	FIXED	LEVEL ATTIC	1' - 6"	4' - 2"	1' - 10"		TEMPERED GLASS
New Construction	B32-1	F	FIXED	LEVEL ATTIC	5' - 0"	4' - 2"	1' - 10"		
New Construction	B32-2	F	FIXED	LEVEL ATTIC	5' - 0"	4' - 2"	1' - 10"		
LEVEL ATTIC: 10									

y/room

OWNER

103 THORNDIKE LLC
103 THORNDIKE ST
ARLINGTON, MA

ARCHITECT

YROOM, LLC
34 COMMERCE WAY, SUITE B-255
WOBURN, MA

STRUCTURAL ENGINEER

AGILE ENGINEERING, LLC
188 SOUTH ST.
QUINCY, MA

REGISTERED ARCHITECT
QUO YU
No. 51070
WINCHESTER
MA
COMMONWEALTH OF MASSACHUSETTS

103 THORNDIKE TOWNHOUSES

PERMIT SET

PROJECT NUMBER 20-103-00

NO.	DESCRIPTION	DATE

KEY PLAN

DRAWN BY Author
CHECKED BY Checker
SHEET ISSUE DATE 09/17/24
SCALE

SHEET NAME
SCHEDULES

A900


101 Thorndike St
Arlington, Massachusetts
Google Street View
Nov 2020 See more dates
Share
Menotomy Grill & Tavern
Fairmont St
Lafayette St
Mill
Google
Image capture: Nov 2020 © 2025 Google United States Terms Privacy Report a problem


104 Thorndike St
Arlington, Massachusetts
Google Street View
Nov 2020 See more dates
Share
TWO HOUR PARKING
Menotomy Grill & Tavern
Fairmont St
Lafayette St
Google

Unofficial Property Record Card - Arlington, MA

General Property Data

Parcel ID	002.0-0001-0020.0	**Account Number**	1358
Prior Parcel ID	1358 --		
Property Owner	APSE INVESTMENT LLC	**Property Location**	103 THORNDIKE ST
		Property Use	One Family
Mailing Address	C/O KUI XUE	**Most Recent Sale Date**	11/17/2023
	14 EMERALD ST	**Legal Reference**	1608-181
City	NEWTON	**Grantor**	BARTOLOME REMEDIOS & JAMIE R,
Mailing State	MA **Zip** 02458	**Sale Price**	655,000
ParcelZoning	R2	**Land Area**	0.100 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	186,100	0	573,300	759,400

Building Description

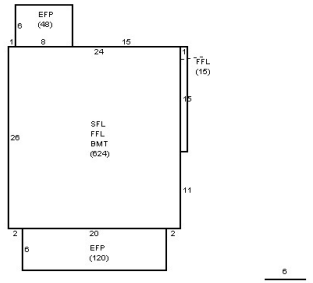
Building Style	Old Style	**Foundation Type**	Conc. Block	**Flooring Type**	Hardwood
# of Living Units	1	**Frame Type**	Wood	**Basement Floor**	Concrete
Year Built	1926	**Roof Structure**	Gable	**Heating Type**	Forced H/W
Building Grade	Average	**Roof Cover**	Asphalt Shgl	**Heating Fuel**	Oil
Building Condition	Poor	**Siding**	Aluminum	**Air Conditioning**	0%
Finished Area (SF)	1263	**Interior Walls**	Plaster	**# of Bsmt Garages**	0
Number Rooms	6	**# of Bedrooms**	3	**# of Full Baths**	1
# of 3/4 Baths	0	**# of 1/2 Baths**	0	**# of Other Fixtures**	0

Legal Description

Narrative Description of Property

This property contains 0.100 acres of land mainly classified as One Family with a(n) Old Style style building, built about 1926 , having Aluminum exterior and Asphalt Shgl roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

BLATMAN, BOBROWSKI, HAVERTY & SILVERSTEIN, LLC
ATTORNEYS AT LAW
9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

CHRISTOPHER J. ALPHEN, ESQ.
Chris@bbhslaw.net

September 14, 2022

Via ViewPoint Cloud
Town of Arlington
Board of Zoning Appeals
51 Grove St
Arlington, MA 02476

RE: Special Permit/Variance Applications
APSE Investment LLC – 103 Thorndike Street, Arlington, Massachusetts

Dear Board:

Please be informed that this office represents APSE Investment LLC, a Massachusetts Limited Liability Company with an address of 15 Emerald Street, Newton, Massachusetts (the "Applicant"). The Applicant is the owner of the property known as 103 Thorndike Street, Arlington, Massachusetts (the "Property").

The Applicants hereby request a variance and special permits for proposed reconstruction of an existing dwelling. The entirety of the project are shown on the site plan entitled "Site Layout Plan" prepared by Hardy + Man Design Group, PC and the architectural plan set entitled "103 Thorndike Townhouses" prepared by y/room (the "Plans").

The Applicant seeks to demolition the existing single-family dwelling and construct a two-family dwelling (the "Proposed Project"). The Property is located in the "Residence 2" (R2) Zoning District pursuant to the Arlington Zoning Bylaw (the "Bylaw"). Under Section 5.4.3. (Table of Uses), two-family dwellings are permitted in the R2 Zoning District by right.

1. **Variance – Excessive Lot Coverage**

As shown in the zoning table below, the Proposed Project meets the majority of the dimensional requirements for a two-family dwelling in the R2 Zoning District.

DIMENSIONAL REQUIREMENTS			
ZONING R–2	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	6,000 SF	4,377* SF	4,377* SF
MIN LOT AREA PER D.U.	---	N/A	N/A
MIN. LOT FRONTAGE	60 FT	45* FT	45* FT
MIN. YARD – FRONT	20 FT	13.9 FT	20.0 FT
MIN. YARD – SIDE	10 FT	6.9 FT	10.0 FT
MIN. YARD – REAR	20 FT	47.8 FT	20.0 FT
MAX. BUILDING HEIGHT	35FT/2.5ST	2.5 ST	2.5 ST
MAX. FLOOR AREA RATIO	---	N/A	N/A
MIN. LANDSCAPE OPEN SPACE	10%	76.4%	43.6%
MIN. USABLE OPEN SPACE	30%	76.4%	43.6%
MAX. LOT COV. (BUILDING & DRIVE)	35%	23.6%	56.4%

* EXISTING NONCONFORMING

The proposed dwelling eliminates certain existing non-conformities. The Proposed Project meets all setback and height requirements.

Additionally, the Proposed Project provides two parking spaces to be located in the rear of the Property in compliance with Section 6.1.4. and Section 6.1.10A of the Bylaw.

However, the Proposed Project exceeds the maximum lot coverage requirement. The Proposed Project will have a lot coverage of 56.4% when the maximum lot coverage in the zoning district is 35%. Accordingly, the Petitioner required a variance pursuant to Section 3.2.2.D. and G.L. c. 40A, § 10.

Under G.L. c. 40A, § 10 a variance can be granted if the Board makes a finding that:

> that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial

detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

As set forth below, the Petitioner meets the criteria for a variance.

A. A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise to the petitioner or appellant

With a literal enforcement of the Bylaw, the Petitioner would not be able to replace the existing structure with a dwelling that fits into the existing neighborhood. The existing structure is in poor condition and needs to be redeveloped. See Existing Photographs attached hereto.

The removal of the existing dwelling will eliminate front and side yard setback nonconformities. The Proposed Project will be more conforming for zoning purposes but for the lot coverage requirement.

With a literal enforcement of the Bylaw the Petitioner would be left with the nonconforming dwelling which size and condition are not harmonized with the surrounding neighborhood. The Proposed Project will improve the Property and provide a benefit to the neighborhood.

B. The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structure but not affecting generally the zoning district in which it is located.

A hardship exists due to the unique shape and location of the Property. The Property abuts municipal recreational land to its rear and westerly side. There is ample open space and recreational space in the immediate area. Due to the long narrow shape of the lot, it would be difficult to design a dwelling that meets all the dimensional requirements. The Proposed Project only does not meet the lot coverage requirement. The size of the Proposed Dwelling is consistent with other dwellings in the immediate neighborhood.

C. Desirable relief may be granted without either: (1) Substantial detriment to the public good; or (2) Nullifying or substantially derogating from the intent or purpose of this Ordinance.

Permitting the removal of a pre-existing nonconforming structure and allowing the Proposed Project will not be substantial detriment to the public good or derogate from the intent or purpose of the Bylaw. The Petitioner proposes a well-designed site plan that will replace an outdated nonconforming structure. The Proposed Project is an improvement to the neighborhood and fits comfortably with the surrounding area. The nonconforming lot coverage will have a de minis impact on the surrounding area.

2. <u>Special Permit – Reconstruction of a Non-Conforming Structure</u>

The Petitioner also requires special permits for the Proposed Project. Pursuant to Section 5.4.2. and the table of dimensional requirements, the minimum lot area is 6,000 square feet. The Property contains 4,377.6 square feet. Additionally, the Bylaw requires a minimum frontage requirement of sixty (60) feet, whereas the lot provides forty-five (45) feet of frontage. Accordingly, the existing dwelling is a legal pre-existing non-conforming structure. Since the existing dwelling is a pre-existing non-conforming structure, the Applicant requires a special permit under Section 8.1.1.A. of the Bylaw and G.L. ch. 40A, § 6 for the construction of the Proposed Dwelling.

Furthermore, the Bylaw provides that alterations and additions which increase the gross floor area of a building by more than 750 square feet shall require a special permit from the Board under Section 3.3, that the alteration or addition is in harmony with other structures and uses in the vicinity.[1]

[1] The Applicant notes that because the existing dwelling is a legal pre-existing non-conforming structure, only a finding under Section 8.1.1.A. of the Bylaw and G.L. ch. 40A, § 6 is required for any reconstruction. Nevertheless, the Applicant seeks a special permit under Section 3.3. per the direction of the Zoning Administrator.

As noted, the Proposed Project eliminates existing setback nonconformities. The Proposed Project meets the characteristics of the neighborhood. The Property is surrounded by open and recreational space. The two-dwelling design will not have a detriment to the neighborhood.

Very truly yours,



Christopher J. Alphen, Esq.

BLATMAN, BOBROWSKI, HAVERTY & SILVERSTEIN, LLC
ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

CHRISTOPHER J. ALPHEN, ESQ.
Chris@bbhslaw.net

April 7, 2025

Via ViewPoint Cloud
Town of Arlington
Board of Zoning Appeals
51 Grove St
Arlington, MA 02476

RE: Special Permit/Variance Applications
APSE Investment LLC – 103 Thorndike Street, Arlington, Massachusetts

Dear Board:

Please be informed that this office represents APSE Investment LLC, a Massachusetts Limited Liability Company with an address of 15 Emerald Street, Newton, Massachusetts (the "Applicant"). Please accept this letter as a supplement to the Applicant's Special Permit / Variance Application.

In addition to the zoning relief detailed in the memorandum in support submitted March 2025, the Applicant requires a variance for the number of stories located in the proposed dwelling. Two and half (2.5) stories is maximum number of stories permitted in the R2 Zoning District.

The Bylaw states in part that **"[a] basement shall be deemed a story when its ceiling is 4 feet 6 inches or more above the finished grade."** The first level elevation is more than 6 inches above average grade. It is higher in order to conform with FEMA requirement. The first-

floor elevation needs to be at least one (1) foot higher than FEMA flood plain. Accordingly, the Applicant requires a variance to permit 3.5 stories.

Very truly yours,



Christopher J. Alphen, Esq.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITION.
2. CONTRACTOR TO MEET ALL TOWN OF ARLINGTON REQUIREMENTS FOR AS-BUILT CERTIFICATION.
3. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE 72 HOURS PRIOR TO EXCAVATION TO INFORM UTILITY COMPANIES OF ANY EXCAVATION NEAR EXISTING UTILITIES.
4. CONTRACTOR SHOULD IMPLEMENT EROSION AND SEDIMENTATION CONTROL IF NECESSARY TO PREVENT STORMWATER POLLUTION ONTO THE CITY DRAINAGE SYSTEM.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CITY PERMITS TO PERFORM THE WORK.

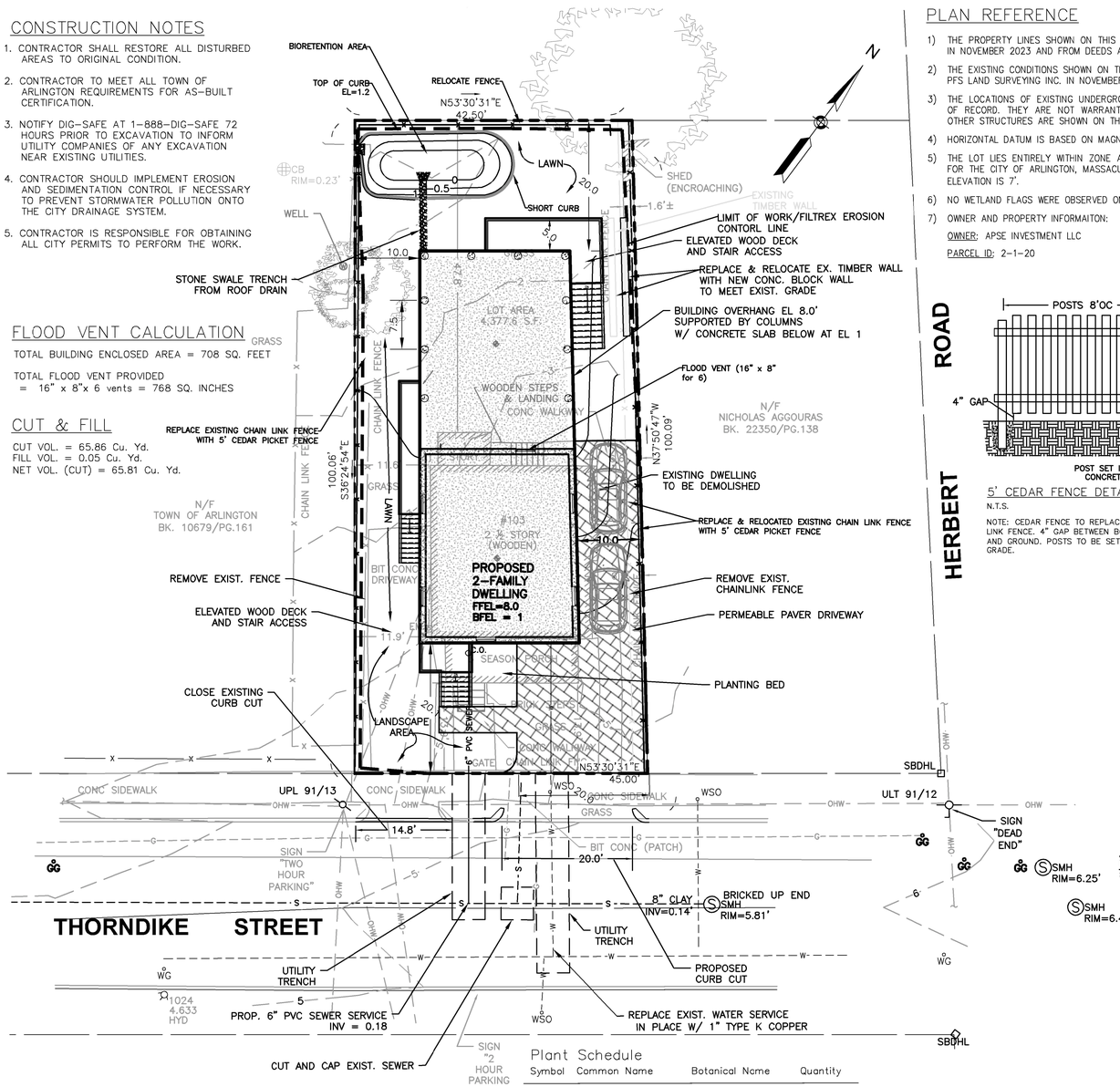
FLOOD VENT CALCULATION

TOTAL BUILDING ENCLOSED AREA = 708 SQ. FEET

TOTAL FLOOD VENT PROVIDED
= 16" x 8"x 6 vents = 768 SQ. INCHES

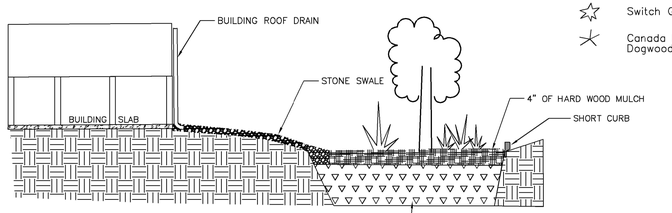
CUT & FILL

CUT VOL. = 65.86 Cu. Yd.
FILL VOL. = 0.05 Cu. Yd.
NET VOL. (CUT) = 65.81 Cu. Yd.

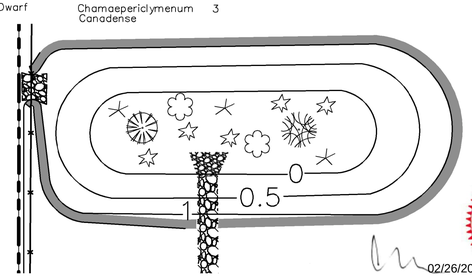


Plant Schedule

Symbol	Common Name	Botanical Name	Quantity
	Red Maple	Acer Rubrum	1
	Flowering Dogwood	Cornus Florida	1
	Winterberry	Ilex Verticillata	2
	Switch Grass	Panicum Virgatum	5
	Canada Dwarf Dogwood	Chamaepericlymenum Canadense	3



BIORETENTION AREA DETAIL
N.T.S.



02/26/2025

PLAN REFERENCE

1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY PFS LAND SURVEYING INC. IN NOVEMBER 2023 AND FROM DEEDS AND PLANS OF RECORD.
2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY PFS LAND SURVEYING INC. IN NOVEMBER 2023.
3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
4) HORIZONTAL DATUM IS BASED ON MAGNETIC NORTH. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
5) THE LOT LIES ENTIRELY WITHIN ZONE AE (WITHOUT BASE FLOOD ELEVATION) (BFE) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ARLINGTON, MASSACUSETTS, COMMUNITY PANEL NUMBER 25017C0419E, EFFECTIVE DATE JUNE 4, 2010. THE FLOOD ELEVATION IS 7'.
6) NO WETLAND FLAGS WERE OBSERVED ON SITE AT THE TIME OF THE SURVEY.
7) OWNER AND PROPERTY INFORMAITON:
   OWNER: APSE INVESTMENT LLC
   PARCEL ID: 2-1-20

ROAD

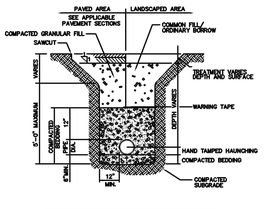
HERBERT

5' CEDAR FENCE DETAIL
N.T.S.

NOTE: CEDAR FENCE TO REPLACE EXISTING CHAIN LINK FENCE. 4" GAP BETWEEN BOTTOM OF FENCE AND GROUND. POSTS TO BE SET 18" MIN. BELOW GRADE.

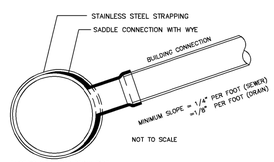


TREE PROTECTION EXAMPLE
N.T.S.



Utility Trench
N.T.S.

NOTE: USE THIS DETAIL ONLY IF EXISTING WYE BRANCH IS NOT FOUND IN THE FIELD.



NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
3. FULL PIPE CONNECTION FITTINGS MAY BE USED.
4. WALL SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.
6. TO BE USED IF AN EXISTING WYE IS NOT FOUND.

SEWER CONNECTION DETAIL
NOT TO SCALE

SADDLE CONNECTION DETAIL
N.T.S.

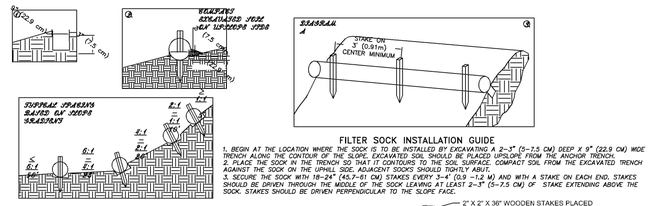
FLOOD STORAGE VOLUME EL 7'

	EXISTING	PROPOSED
EL -1-0	0	68
EL 0-1	192.2	260.2
EL 1-2	1,200.5	1,961.5
EL 2-3	2,025.5	2375
EL 3-4	2,672.5	2,740.4
EL 4-5	3,320.5	3,329.6
EL 5-6	3676.6	3,677.6
EL 6-7	3,676.6	3,677.6

DIMENSIONAL REQUIREMENTS

ZONING R-2	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	6,000 SF	4,377* SF	4,377* SF
MIN LOT AREA PER D.U.	---	N/A	N/A
MIN. LOT FRONTAGE	60 FT	45* FT	45* FT
MIN. YARD - FRONT	20 FT	13.9 FT	20.0 FT
MIN. YARD - SIDE	10 FT	6.9 FT	10.0 FT
MIN. YARD - REAR	20 FT	47.8 FT	20.0 FT
MAX. BUILDING HEIGHT	35FT/2.5ST	2.5 ST	2.5 ST
MAX. FLOOR AREA RATIO	---	N/A	N/A
MIN. LANDSCAPE OPEN SPACE	10%	76.4%	43.6%
MIN. USABLE OPEN SPACE	30%	76.4%	43.6%
MAX. LOT COV. (BUILDING & DRIVE)	35%	23.6%	56.4%

* EXISTING NONCONFORMING

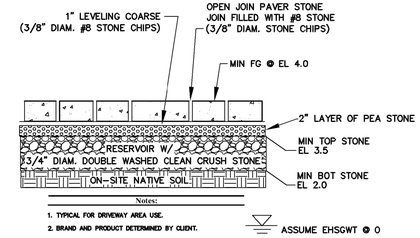


FILTER SOCK INSTALLATION GUIDE
1. BEGIN AT THE LOCATION WHERE THE SOCK IS TO BE INSTALLED BY EXCAVATING A 2"-3" (5-7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE SOCK IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UPHILL SIDE. ADJACENT SOCKS SHOULD TIGHTLY ABUT.
3. SECURE THE SOCK WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 -1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE SOCK. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

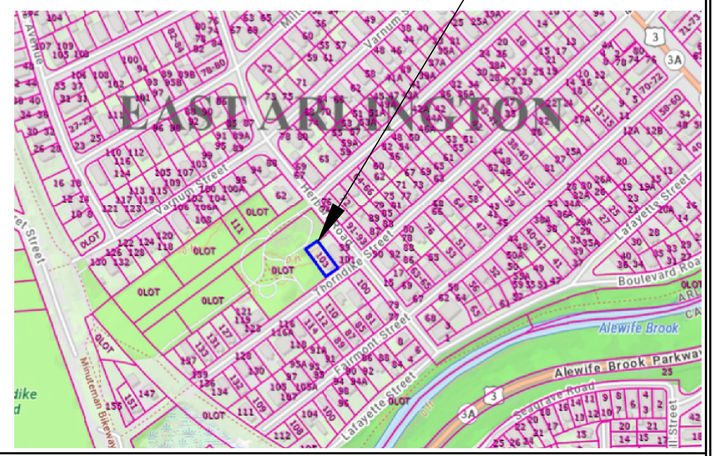
Filtrex Erosion Control
NTS

DRAINAGE AREAS

EXISTING		PROPOSED	
BUILDING	665 SF	BUILDING	1410 SF
3 SEASON PORCH	139 SF	DRIVEWAY (PERM. PAVERS)	850 SF
BACK PORCH	40 SF		
SIDE WALKWAY	207 SF		
DRIVEWAY	369 SF		
FRONT WALKWAY	79 SF		
TOTAL IMPERVIOUS	1,499	TOTAL IMPERVIOUS	1410 SF



Permeable Pavers Pavement Section
N.T.S.



REVISIONS:		
NO.:	COMMENTS:	DATE:
1.	FENCE DETAIL ADDED	8/13/2024
2.	PER CON. COMM COMMENT	8/21/2024
3.	NEW PARKING LAYOUT	2/26/2025

CHI Y. MAN CIVIL NO. 45441 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

SITE LAYOUT PLAN
103 THORNDIKE STREET
ARLINGTON, MASSACHUSETTS

DRAWN BY: ZLD
DESIGNED BY: CYM
CHECKED BY: CYM
DATE: 6-10-2024
LATEST REVISION: 2-26-2025

HARDY + MAN DESIGN GROUP, PC
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

1285 WASHINGTON STREET
WEYMOUTH, MA
(781) 335-1464

PREPARED FOR:
CONSERVATION COMM.

SHEET
C-1

© Hardy+Man Design Group, PC Plan 2-0 (Filtrex)

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

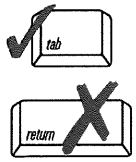
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
091-0364
MassDEP File #
1514721
eDEP Transaction #
Arlington
City/Town

A. General Information

Please note: this form has been modified with added space to accommodate the Registry of Deeds Requirements

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. From: Arlington
Conservation Commission

2. This issuance is for (check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions

3. To: Applicant:

Kui
a. First Name

Xue
b. Last Name

APSE Investment LLC
c. Organization

14 Emerald Street
d. Mailing Address

Newton
e. City/Town

MA
f. State

02548
g. Zip Code

4. Property Owner (if different from applicant):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

5. Project Location:

103 Thorndike Street
a. Street Address

Arlington
b. City/Town

2-1
c. Assessors Map/Plat Number

20
d. Parcel/Lot Number

Latitude and Longitude, if known: d m s
d. Latitude

d m s
e. Longitude

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
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Arlington
City/Town

A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):
   Middlesex South
   a. County
   b. Certificate Number (if registered land)
   c. Book
   d. Page

7. Dates: 06/24/2024 (a. Date Notice of Intent Filed) 08/15/2024 (b. Date Public Hearing Closed) 08/16/2024 (c. Date of Issuance)

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):
   103 Thorndike Street Notice of Intent Package
   a. Plan Title
   Hardy + Man Design Group
   b. Prepared By
   Chi Man
   c. Signed and Stamped by
   06/24/2024
   d. Final Revision Date
   e. Scale
   Site Layout Plan
   f. Additional Plan or Document Title
   08/07/2024
   g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

   Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

a. ☐ Public Water Supply b. ☐ Land Containing Shellfish c. ☐ Prevention of Pollution
d. ☐ Private Water Supply e. ☐ Fisheries f. ☒ Protection of Wildlife Habitat
g. ☐ Groundwater Supply h. ☐ Storm Damage Prevention i. ☒ Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

a. ☒ the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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B. Findings (cont.)

Denied because:

b. ☐ the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**

c. ☐ the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**

3. ☐ Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) — a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. ☐ Bank	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. ☐ Bordering Vegetated Wetland	a. square feet	b. square feet	c. square feet	d. square feet
6. ☐ Land Under Waterbodies and Waterways	a. square feet	b. square feet	c. square feet	d. square feet
	e. c/y dredged	f. c/y dredged		
7. ☒ Bordering Land Subject to Flooding	4377.6 a. square feet	4377.6 b. square feet	4377.6 c. square feet	4377.6 d. square feet
Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	1,325.5 g. cubic feet	1,325.5 h. cubic feet
8. ☐ Isolated Land Subject to Flooding	a. square feet	b. square feet		
Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9. ☐ Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
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B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. ☐ Land Under the Ocean	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
12. ☐ Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. ☐ Coastal Beaches	a. square feet	b. square feet	c. nourishment (cu yd)	d. nourishment (cu yd)
14. ☐ Coastal Dunes	a. square feet	b. square feet	c. nourishment (cu yd)	d. nourishment (cu yd)
15. ☐ Coastal Banks	a. linear feet	b. linear feet		
16. ☐ Rocky Intertidal Shores	a. square feet	b. square feet		
17. ☐ Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18. ☐ Land Under Salt Ponds	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
19. ☐ Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet
20. ☐ Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	a. c/y dredged	b. c/y dredged		
21. ☐ Land Subject to Coastal Storm Flowage	a. square feet	b. square feet		
22. ☐ Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
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B. Findings (cont.)

* **#23.** If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. ☐ Restoration/Enhancement *:

a. square feet of BVW | b. square feet of salt marsh

24. ☐ Stream Crossing(s):

a. number of new stream crossings | b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
   a. The work is a maintenance dredging project as provided for in the Act; or
   b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
   c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on 08/16/2027 unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.

Massachusetts Department of Environmental Protection
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C. General Conditions Under Massachusetts Wetlands Protection Act

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.

9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.

10. A sign shall be displayed at the site not less then two square feet or more than three square feet in size bearing the words,

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]

"File Number 091-0364 "

11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.

12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.

13. The work shall conform to the plans and special conditions referenced in this order.

14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.

15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.

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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.

18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

19. The work associated with this Order (the "Project")
    (1) ☐ is subject to the Massachusetts Stormwater Standards
    (2) ☒ is NOT subject to the Massachusetts Stormwater Standards

    If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

    a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.

    b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:

    i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;

    ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;

    iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;

C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement) for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and

ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.

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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.

h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.

i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.

j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.

k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.

l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

SEE ATTACHED

20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.

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D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? ☒ Yes ☐ No

2. The Arlington Conservation Commission hereby finds (check one that applies):

   a. ☐ that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

   _____ (1. Municipal Ordinance or Bylaw) _____ (2. Citation)

   Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

   b. ☒ that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

   Arlington Bylaw for Wetlands Protection (1. Municipal Ordinance or Bylaw) Title V, Article 8

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

   The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

SEE ATTACHED

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

1. Date of Issuance

3

Please indicate the number of members who will sign this form. This Order must be signed by a majority of the Conservation Commission.

2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signature	Printed Name
S Chapnick	Susan Chapnick
D White	David White
M Gildesgame	M. GILDESGAME
D Kaplan	David Kaplan

☐ by hand delivery on

Date

☐ by certified mail, return receipt requested, on

Date

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F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

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G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Conservation Commission

Please be advised that the Order of Conditions for the Project at:

Project Location | MassDEP File Number

Has been recorded at the Registry of Deeds of:

County | Book | Page

for: Property Owner

and has been noted in the chain of title of the affected property in:

Book | Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Request for Departmental Action Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

Provided by DEP

A. Request Information

1. Location of Project

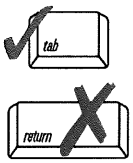
a. Street Address

b. City/Town, Zip

c. Check number

d. Fee amount

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



2. Person or party making request (if appropriate, name the citizen group's representative):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

4. DEP File Number:

B. Instructions

1. When the Departmental action request is for (check one):

☐ Superseding Order of Conditions – Fee: $120.00 (single family house projects) or $245 (all other projects)

☐ Superseding Determination of Applicability – Fee: $120

☐ Superseding Order of Resource Area Delineation – Fee: $120

Massachusetts Department of Environmental Protection
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Request for Departmental Action Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

Provided by DEP

B. Instructions (cont.)

Send this form and check or money order, payable to the *Commonwealth of Massachusetts,* to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see https://www.mass.gov/service-details/massdep-regional-offices-by-community).

4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Documents Reviewed

1. 103 Thorndike Street NOI Application
    a. WPA Form 3 – eDEP Notice of Intent Filing #1514721
    b. WPA Notice of Wetland Fee Transmittal Form – eDEP Notice of Intent Filing #1514721
    c. Local Filing Fee Form
    d. Legal Notice Charge Authorization
    e. Affidavit of Service
    f. Letter to Abutters
    g. Abutter Notification Form
    h. Certified List of Abutters
    i. USGS Topographic Quadrangle
    j. FEMA Flood Insurance Rate Map
    k. MassGIS Orthophoto & NHESP Estimated Habitat Map
    l. Site Photographs
    m. Drainage Report, prepared by Hardy + Man, dated 06/15/2024, revised 07/26/2024
    n. Stormwater Operation and Maintenance Plan, dated 06/20/2024
    o. Schematic designs showing bioretention area and snow removal area and surface water flow lines, undated and unstamped, two pages
    p. *Site Layout Plan*, dated 06/10/2024, stamped by Chi Man, Professional Engineer #45441

Proceedings

The Conservation Commission held a public hearing for the Notice of Intent on August 1, 2024, and continued the hearing to August 15, 2024. The Commission closed the hearing and deliberated on August 15 and voted 6-0-1 to approve the Project with conditions under the Wetlands Protection Act (the "Act") and voted 6-0-1 to approve the Project with conditions under the Arlington Wetlands Protection Bylaw (the "Bylaw").

Findings of Fact and Law under Arlington Wetlands Protection Bylaw and Wetlands Protection Act

A. The project as approved will demolish the existing structure and build a multifamily residence at 103 Thorndike Street in Arlington, Massachusetts.

B. 103 Thorndike Street is a 4,377± square foot property containing a two-story, single-family dwelling with a bituminous concrete driveway extending halfway along the southwestern side of the structure from Thorndike Street. Residential development associated with the East Arlington neighborhood occurs on all sides except westerly, which is bordered by Town-owned park land associated with Magnolia Field and Playground.

C. Resource Areas on site or within 100' of the property lines include Bordering Land Subject to Flooding (Zone AE).
   i. The entirety of the property lies within the floodplain, Zone AE.
   ii. The Applicant will not fill anywhere on site but rather cut and add 1,325.5 cubic feet of flood storage. Additional storage will be provided within the footprint of the building using flood vents. The amount of storage calculated here does not include the volume within the footprint of the building.
   iii. Existing front and rear porches, two walkways, and the driveway will be removed, a total of 834 sq. ft. reduction in impervious surface. A permeable paver driveway of 850 sq. ft. will be installed. With the addition of the new structure (1,410 sq. ft. footprint), a reduction of 89 sq. ft. of impervious surface will be accomplished.
   iv. Stormwater runoff will be directed to a bioretention area at the rear of the lot (capacity 148 cu. ft.), which will be connected to the roof drainage via a stone swale. The bioretention area will be planted with native shrubs and groundcovers and demarcated as a permanent restoration zone.

D. Reduction of impervious surface through the use of permeable pavers, increased flood storage, and the use of a bioretention basin comply with the climate resilience standards of the Arlington Bylaw for Wetlands Protection and its regulations.

Conclusion

Based on the testimony at the public hearings, and review of the application materials and the documents listed above submitted during the public hearings, the Commission concludes that the proposed Project as conditioned will not have significant or cumulative effects upon the interests of the Resource Area values of the Massachusetts Wetlands Protection Act and the Arlington Bylaw for Wetlands Protection when the conditions imposed herein are implemented to protect the Resource Area values. With these conditions contained, the Project meets the performance standards in the Act and Bylaw and implementing regulations.

For the foregoing reasons, the Commission approves this project under the Act and Bylaw with the conditions stated herein the applications for work at 103 Thorndike Street.

Additional Special Conditions

In addition to the General Conditions (numbered 1 – 20 above), the Project is subject to the following Additional Special Conditions (under both the Act and Bylaw):

21. Prior to the start of work, the planting plan for the bioretention area shall be modified to replace the 8 switchgrass plugs with the same number of bunchberry (*Chamaepericlymenum canadense*) plants. The applicant shall include methods to protect proposed infiltration beds and bioretention areas from soil compaction, sedimentation, and clogging during construction. Bioretention areas shall be stabilized with vegetation prior to discharge of stormwater into them. The applicant shall provide temporary stormwater management structures as needed to prevent sedimentation of wetlands and clogging of drainage structures. The Commission or Administrator shall be notified prior to the placement of soil media within bioretention areas, and inspections shall be scheduled as these systems are installed.

22. Tree protections shall include orange safety fencing erected at the drip line of all trees with canopy overhanging the subject site. In the event that such fencing prohibits construction access, the tree protection shall instead include construction-grade metal plates laid over the root protection area, equivalent to the height of the tree measured from the center of the stem.

23. The Applicant shall discuss and gain approval for all necessary tree and root protection and/or trimming measures with the Town Tree Warden for trees on Town-owned park land or in the right of way.

24. Roots severed by construction activities shall be cut clean. If roots are severed on more than one side of the tree, the Applicant shall notify the Conservation Agent within 7 days of the incident and contract a Certified Arborist to assess the health of the tree. The Arborist's report shall be submitted to the Conservation Agent within 30 days of the incident. The Conservation Agent shall have the authority to require the Arborist's recommended actions as part of this Order/Permit.

25. At least one permanent boundary marker shall be installed to designate the bioretention area as a restoration area. One marker shall be made of stone or metal at least 4x4" and extend at least 6" above the ground and placed at the edge of the bioretention area facing the house. Any additional markers may be flush to the ground. The marker(s) shall have lettering at least 1" tall that labels the area as a Restoration Zone. The Applicant shall submit to the Conservation Agent for approval a plan showing the detail and location of the proposed signage.

26. All boundary markers shall be maintained in their designated locations and clearly labeled. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**

Pre-Construction

27. Prior to the start of work, the Applicant shall update, reconcile, and correct the impervious surface calculations on the Conservation Plan (Document #1.l).

28. Work permitted by this Order and Permit shall conform to the Notice of Intent, the approved plans and documents (listed above), and oral representations (as recorded in hearing minutes) submitted or made by the Applicant and the Applicant's agents or representatives, as well as

any plans and other data, information or representations submitted per these Conditions and approved by the Commission.

29. The provisions of this Order and Permit shall apply to and be binding upon the Applicant and Applicant's assigns, tenants, lessees, property manager, employees, contractors, and agents.

30. The Applicant shall ensure that a copy of this Order and Permit, with any referenced plans, is always available on site, and that contractors, site managers, foremen, and sub-contractors understand its provisions.

31. The lead contractor shall sign and return to the Conservation Agent an acknowledgment that contractors, site managers, foremen, and sub-contractors cannot deviate from the approved plans without Commission approval.

32. If there are conflicting conditions within this Order and Permit, the stricter condition(s) shall govern.

33. No work shall begin under this Order and Permit until: (a) all other required permits or approvals have been obtained and (b) the appeal period of ten (10) business days from the date of issue of this Order has expired without any appeal being filed, and (c) proof that this Order has been recorded in the Registry of Deeds has been submitted to the Conservation Agent.

34. Prior to any work on the site, or within six (6) weeks of the date of this Order, whichever comes first, this Order of Conditions and relevant attachments, including any and all operations and maintenance plans, shall be recorded at the Middlesex Registry of Deeds or Land Court, and notice filed with the Commission. Failure to do so shall be deemed cause to revoke this Order.

35. Prior to starting work, the Applicant shall submit to the Commission the names and 24-hour phone numbers of project managers or the persons responsible for site work or mitigation.

36. Before work begins, erosion and sediment controls shall be installed at the limits of the work area. Unless otherwise specified, erosion controls will include a silt fence and a biodegradable 12-inch diameter straw or silt wattle around the entire work area. Hay bales are not allowed, and biodegradable wattles are preferred.

37. Prior to any work commencing, a sign no less than 2 square feet or more than 3 square feet, visible from the street, shall be displayed reading "**MA DEP File # 091-0361"** and not placed on a living tree.

38. The contractor shall contact the Conservation Agent (concomm@town.arlington.ma.us ; 781-316-3012) at least 72 hours prior to commencement of work to arrange for a pre-construction meeting with the on-site project manager to walk through the Order of Conditions and Permit for Work, confirm the wash out location, and walk the site to confirm the installation and placement of erosion controls prior to the start of any grading or construction work.

39. The Commission, its employees, and its agents shall have the right of entry onto the site to inspect for compliance with the terms of this Order of Conditions and Permit until a Certificate of Compliance has been issued.

40. Any backfill or reuse of on-site materials shall be free of contamination in accordance with the Massachusetts Contingency Plan, 310 CMR 40.0000. All fill used in connection with this project shall be clean borrow. The following shall be prohibited: concrete and asphalt rubble; crushed glass; stumps, invasive plants or debris, and other solid waste or anthropogenic materials.

Dumpsters

41. All dumpsters must be covered at the end of each workday. No dumpsters will be allowed overnight within the 100-foot Buffer Zone or Adjacent Upland Resource Areas ("AURA") or other Resource Areas unless otherwise approved by the Commission.

Stockpiling

42. Any stockpile of soil, sand, or similar materials that is permitted within said areas shall be enclosed within a line of entrenched and staked erosion control socks or silt fence in addition to the perimeter erosion controls for the site. In the event that all earthwork ceases for more than 15 days or if inclement weather is imminent, all exposed stockpiled soils shall be stabilized with a temporary vegetative cover, tarp, or other erosion control acceptable to the Conservation Commission.

Erosion

43. Areas that are disturbed by construction and access activities shall as soon as possible be brought to final grade and reseeded and restabilized and shall be done so prior to the removal of the erosion control barrier. Erosion control measures shall be installed per the approved plans or as directed by the Conservation Agent.

44. The Commission and its Agent shall have the discretion to require additional erosion/siltation control methods during construction if necessary.

45. Upon completion of the project, the applicant shall remove and legally dispose off-site of all temporary erosion controls and other materials determined to be detrimental to the resource areas if left in place permanently.

Equipment

46. No heavy equipment may be stored overnight within 50 feet of the wetland and no refueling or maintenance of machinery shall be allowed within the 100-foot Buffer Zone, 200-foot Resource Area, and Adjacent Upland Resource Area or within any Resource Area unless otherwise approved by the Commission.

47. Construction entrances shall be used and maintained only where noted on approved plans.

48. Arrangements shall be made for any rinsing of tools, equipment associated with on–site mixing or use of concrete, rubber, or other materials such that the wastewater is disposed of in the

concrete wash out station-at least 50 feet from the resource area. In no case may waste water be discharged into or onto Resource Areas on or adjacent to the site. In no case may waste water be placed in storm drains. Any spillage of materials shall be cleaned up promptly.

Sweeping

49. Any dirt or debris spilled or tracked onto any paved streets shall be swept up and removed daily.

50. The areas of construction shall remain in a stable condition at the close of each construction day.

Dewatering

51. Any dewatering operations shall conform to the following:
    (a) If dewatering is needed, the Applicant must submit for approval a dewatering plan to the Conservation Agent or Conservation Commission.
    (b) Any catch basins, drains, and outfalls to be used in dewatering operations shall be cleaned out before operations begin.
    (c) Any water discharged as part of any dewatering operation shall be passed through filters, on-site settling basins, settling tank trucks, or other devices to ensure that no observable sediments or pollutants are carried into any Resource Area, street, drain, or adjacent property.
    (d) Measures shall be taken to ensure that no erosion or scouring shall occur because of dewatering operations.
    (e) Dewatering shall occur only where noted on approved plans.

Plantings and Vegetation

52. All plantings shall be as specified in the planting plan and installed and maintained according to the standards of the American Association of Nurserymen (AAN). **This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.**

53. The Applicant shall protect all area trees per the Town Wetlands Protection Regulations, Section 24 Vegetation Removal and Replacement. The Commission may at its discretion supersede the requirements of Section 24.

54. All native restoration plantings shall be monitored for three full growing seasons. A survival rate of at least 100% of trees and 80% of other vegetation in the planting plan must be maintained and demonstrated unless otherwise approved by the Commission.

55. A monitoring report shall be submitted annually in November for the three-year monitoring period and shall include the number and types of restoration plantings evaluated, condition of the plantings, and status of invasive plant removal. The Applicant must provide a monitoring report by a qualified consultant for survival of all approved plantings. The monitoring report must include measures to remove invasive species if they are discovered.

56. Any planting areas provided as mitigation shall be maintained in perpetuity. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**

57. There shall be no dumping of woody vegetation, leaves, grass clippings, brush, or other debris into a wetland resource area or associated buffer zones. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**

Fertilizer and Chemical Use

58. To avoid adding excess nutrient runoff, the Applicant shall only treat existing lawn area with no phosphorous, low nitrogen, slow-release fertilizer and it shall be applied at the lowest rate necessary. Any application of phosphorus-containing fertilizers for new lawn must be first reviewed and approved by the Conservation Agent. Except for the establishment of vegetation in the first growing season, the Application of lawn fertilizer cannot occur in the summer, or before or after storm events. Lawn fertilizer shall at most be applied twice a year. **This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.**

59. No pesticides or rodenticides shall be used to treat pest management issues. **This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.**

Stormwater

60. The Applicant shall conduct catch basin sump cleanings as necessary to proximate catch basins at the end of the project work period.

61. The project shall not cause an increase in run-off or stormwater volume onto adjacent properties, either during construction or when completed.

62. Bioretention areas shall be inspected, and trash shall be removed monthly. Structural damage shall be repaired. These areas shall be pruned as needed in spring or fall. Dead vegetation and invasive species shall be removed and replaced with new vegetation every spring and fall. Sediments shall be removed every spring. At least twice a year, the system shall be monitored during and after a heavy rainstorm to determine whether it is meeting the intended detention, water quality, and infiltration functions.

Snow and Deicing

63. Dumping of snow into resource areas is prohibited and shall comply with the current Mass. DEP Bureau of Water Resources Snow Removal Guidance.

64. Deicing chemicals containing sodium, potassium, and calcium chloride are prohibited from use in the wetland resource area and the associated 100-foot buffer. An alternative deicing product such as magnesium chloride (MgCl) may be used as recommended in the Winter Parking Lot and Sidewalk Maintenance Manual published by the Minnesota Pollution Control Agency, https://www.pca.state.mn.us/sites/default/files/p-tr1-10.pdf. **This shall be a continuing**

condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.

Project Completion

65. Upon completion of the project or 60 days prior to the expiration of this Order of Conditions, the Applicant or a representative thereof shall file for a Certificate of Compliance.

66. When requesting a Certificate of Compliance for this Order of Conditions, the Applicant must submit a written statement from a qualified professional licensed and/or registered to work in Massachusetts. The type of professional shall be determined by the Conservation Agent as is applicable to the project. A professional engineer, registered land surveyor, or registered landscape architect may be chosen. The statement submitted by said professional shall certify that the completed work complies with the plans referenced in this Order and the chosen professional shall provide an as-built plan and statement describing any differences.

67. In conjunction with the sale of any portion of the site covered by this Order of Conditions, the Applicant shall submit to the Commission a signed statement by the buyer that the new owner is aware of the applicable conditions of this Order and permit.

Town of Arlington, Massachusetts

Docket #3844 14 Wachusett Ave Unit 2

Summary:
OpenGov link: https://arlingtonma.portal.opengov.com/records/209376

ATTACHMENTS:

Type	File Name	Description
Reference Material	3844_14_Wachusett_Ave_Unit_2_Legal_Ad.pdf	3844 14 Wachusett Ave Unit 2 Legal Ad
Reference Material	3844_14_Wachusett_Ave_abutter_list_and_map.pdf	3844 14 Wachusett Ave abutter list and map
Reference Material	3844_14_Wachusett_Ave_Application_SP-25-4.pdf	3844 14 Wachusett Ave Application SP-25-4
Reference Material	3844_14_Wachusetts_Reiki_Master_Teacher_Diploma.pdf	3844 14 Wachusetts Reiki Master Teacher Diploma
Reference Material	3844_14_Wachusett_Ave_Reiki_Master_Diploma.pdf	3844 14 Wachusett Ave Reiki Master Diploma
Reference Material	3844_14_Wachusett_Ave_Exterior_pic.pdf	3844 14 Wachusett Ave Exterior pic
Reference Material	3844_14_Wachusett_Ave_How_to_get_to_3rd_floor_Home_Office_from_outside.pdf	3844 14 Wachusett Ave How to get to 3rd floor Home Office from outside
Reference Material	3844_14_Wachusett_Ave_Floor_Plan_of_Home_Office_with_dimensions.pdf	3844 14 Wachusett Ave Floor Plan of Home Office with



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

DOCKET NO **3844**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Sara Alfaro-Franco,** on March 23, 2025, a petition seeking to alter their property located at **14 Wachusett Ave, Unit 2 - Block Plan 171.0-0003-0013.0** Said petition would require a **Special Permit** under **5.10.1** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday on May 13, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar, and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes

Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair

Zoning Board of Appeals

CERTIFIED ABUTTERS LIST
Date: March 24, 2025
Subject Property Address: 14 WACHUSETT AVE Arlington, MA
Subject Property ID: 171-3-13
Search Distance: 300 Feet - Zoning

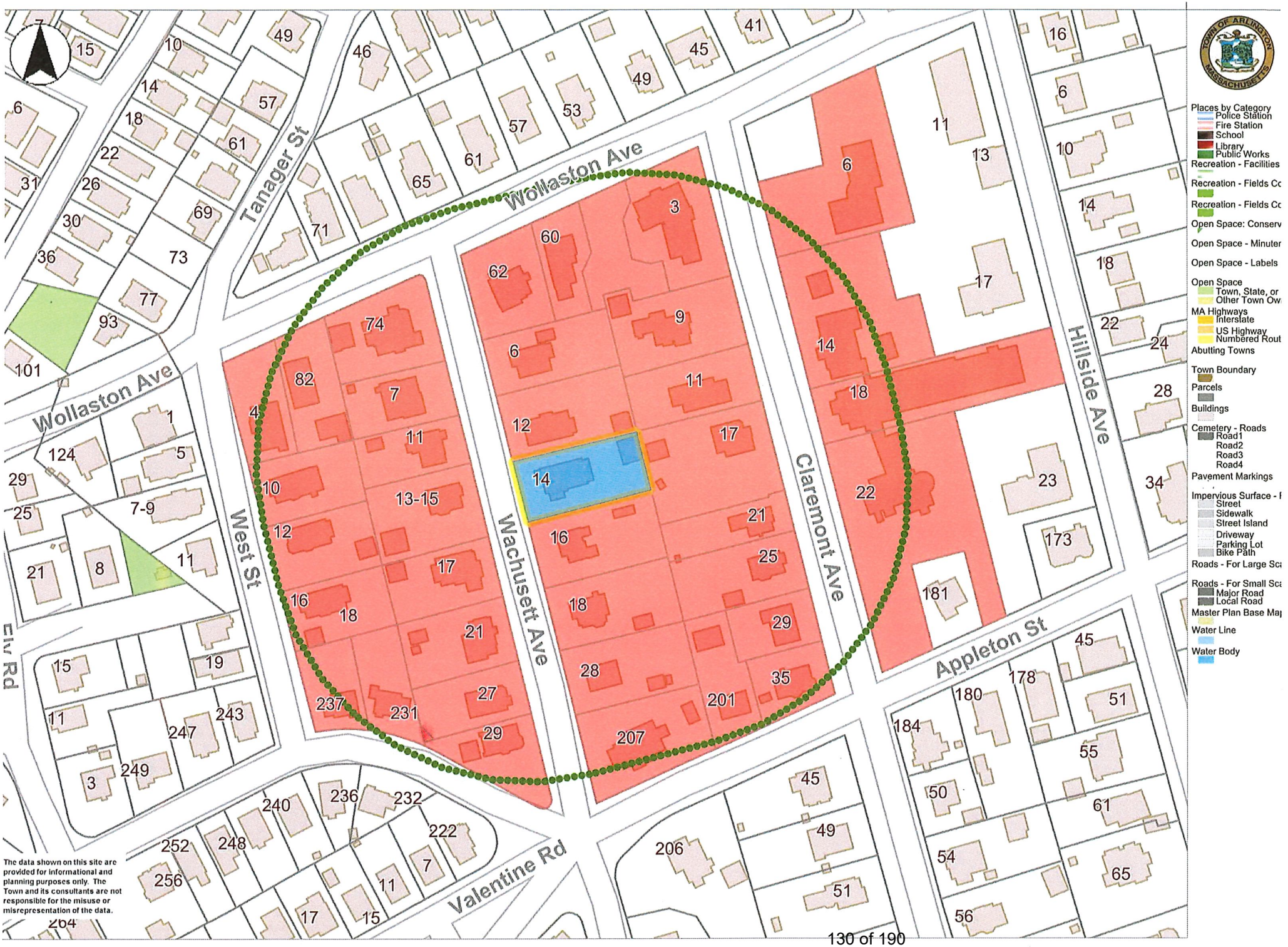
				MALING ADDRESS				
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Mailing Address 2	Town	State	Zip
169-1-1	231 APPLETON ST	ZHANG MIAN	WANG MENGRAN	231 APPLETON ST		ARLINGTON	MA	02476
169-1-2	237 APPLETON ST	BEAL GRAHAM J & FELICITY A		237 APPLETON ST		ARLINGTON	MA	02476
169-1-3	16--18 WEST ST	LEWITON MARVIN R ETAL/ TRS	MARVIN R LEWITON- 2023 TRUST	18 WEST ST		ARLINGTON	MA	02476
171-1-12	18 CLAREMONT AVE	ORDER OF SAINT ANNE		25 HILLSIDE AVE		ARLINGTON	MA	02476
171-1-13	14 CLAREMONT AVE	YOUTH VILLAGES INC		3320 BROTHER BLVD		MEMPHIS	TN	38133
171-1-14	22 CLAREMONT AVE	HILLSIDE AVENUE REALTY TRUST		C/O ORDER OF ST ANNE	25 HILLSIDE AVE	ARLINGTON	MA	02476
171-1-16.B	6 CLAREMONT AVE	YOUTH VILLAGES INC		3320 BROTHER BLVD		MEMPHIS	TN	38133
171-3-1.A	3 CLAREMONT AVE	YOUTH VILLAGES INC		3320 BROTHER BLVD		MEMPHIS	TN	38133
171-3-2.A	9 CLAREMONT AVE	PILLAI PRITA &	RAYMOND JONATHAN	9 CLAREMONT AVE		ARLINGTON	MA	02476
171-3-3	11 CLAREMONT AVE	HAYES JOHN D & JEANEEN		11 CLAREMONT AVE		ARLINGTON	MA	02476
171-3-4	17 CLAREMONT AVE	FRANK NORA A	HOUSEMAN WALTER W	17 CLAREMONT AVE		ARLINGTON	MA	02476
171-3-5	21 CLAREMONT AVE	LEE STEVEN	CHAN DONNA	21 CLAREMONT AVE		ARLINGTON	MA	02476
171-3-6	25 CLAREMONT AVE	HOW JONATHAN PATRICK	RUPPEL CAROLYN DENISE	25 CLAREMONT AVE		ARLINGTON	MA	02476
171-3-7.A	29 CLAREMONT AVE	DIAZ ALEJANDDRO &	TERRA MARIA PIA	29 CLAREMONT AVE		ARLINGTON	MA	02476
171-3-7.B	35 CLAREMONT AVE	LEACH DIANE & MICHAEL		35 CLAREMONT AVE		ARLINGTON	MA	02476
171-3-8.A	201 APPLETON ST	WOO YC TERRI		201 APPLETON ST		ARLINGTON	MA	02476
171-3-9	207 APPLETON ST	HAINES DAVID & LISA		207 APPLETON ST		ARLINGTON	MA	02476
171-3-10	28 WACHUSETT AVE	JOHNSTON JOHN A & MARCIA M	LIFE ESTATE	28 WACHUSETT AVE		ARLINGTON	MA	02476
171-3-11	18 WACHUSETT AVE	BROSNAN DANIEL F JR & MARY ANN		18 WACHUSETT AVE		ARLINGTON	MA	02476
171-3-12	16 WACHUSETT AVE	HAMAO KEN ALAN	LIANG LI-MEI	16 WACHUSETT AVE		ARLINGTON	MA	02476
171-3-13	**14 WACHUSETT AVE**	**ALFARO-FRANCO SARA ETAL/ TRS**	**SARA ALFARO-FRANCO REVOCABLE**	**14 WACHUSETT AVE**		**ARLINGTON**	**MA**	**02476**
171-3-15	6 WACHUSETT AVE	KATSOS ELIAS G--ETAL	KATSOS CONSTANTINA	6 WACHUSETT AVE		ARLINGTON	MA	02476
171-3-16.A	62 WOLLASTON AVE	OLICKER JOEL R & CASA KATE A	TRS/ 62 WOLLASTON AVE RLTY TR	62 WOLLASTON AVE		ARLINGTON	MA	02476
171-3-16.B	60 WOLLASTON AVE	JAUKER KURT & CHRISTA D/ TRS	CHRISTA D JAUKER TRUST	60 WOLLASTON AVE		ARLINGTON	MA	02476
171-3-16.C	0-LOT WOLLASTON AVE	YOUTH VILLAGES INC		3320 BROTHER BLVD		MEMPHIS	TN	38133
171-5-1.A	74 WOLLASTON AVE	LIM SUYEON		74 WOLLASTON AVE		ARLINGTON	MA	02476
171-5-1.B	7 WACHUSETT AVE	KARP DANA		7 WACHUSETT AVE		ARLINGTON	MA	02476
171-5-2.A	11 WACHUSETT AVE	DURANT JOHN L/ELIZABETH		11 WACHUSETT AVE		ARLINGTON	MA	02476
171-5-4	17 WACHUSETT AVE	YOUNG DENNIS T ETAL/ TRUSTEES	YOUNG/GAUTHIER REVOCABLE TRUST	17 WACHUSETT AVENUE		ARLINGTON	MA	02476
171-5-5	21 WACHUSETT AVE	STUART STEPHEN L/CATHERINE P	TRS/STUART WACHUSETT TRUST	21 WACHUSETT AVE		ARLINGTON	MA	02476
171-5-6.A	27 WACHUSETT AVE	LEMNIOS LUCIAN N & CHARLENE		27 WACHUSETT AVENUE		ARLINGTON	MA	02476
171-5-7.A	29 WACHUSETT AVE	CLEARY ELLEN M ETAL/ TRS	ELLEN M CLEARY REVOCABLE TRUST	29 WACHUSETT AVE		ARLINGTON	MA	02476
171-3-12.A	12 WACHUSETT AVE	PASSANO TONI J/ LIFE ESTATE		12 WACHUSETT AVE		ARLINGTON	MA	02476

CERTIFIED ABUTTERS LIST
Date: March 24, 2025
Subject Property Address: 14 WACHUSETT AVE Arlington, MA
Subject Property ID: 171-3-13
Search Distance: 300 Feet - Zoning

				MALING ADDRESS				
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Mailing Address 2	Town	State	Zip
172-10-1.A	12 WEST ST UNIT 12	HERNANDEZ GREGORY & AUTUMN		12 WEST ST		ARLINGTON	MA	02476
172-10-1.B	12 WEST ST UNIT 14	SRINIVAS LAKSHMI & TULASI		14 WEST ST		ARLINGTON	MA	02476
172-10-3	4--6 WEST ST	PETTIT BEVELYN K--ETAL	HOEY WILLIAM B JR	11 RUSSET LANE		LYNNFIELD	MA	01940
172-10-4	82 WOLLASTON AVE	HODGES ALANE CLAY &EDWARD KENT	TRS/ALANE CLAY HODGES REVOCABL	82 WOLLASTON AVE		ARLINGTON	MA	02476
172.A-10-2	8 WEST ST UNIT 8	CLAYMAN STEPHANIE/ TRUSTEE	STEPHANIE CLAYMAN LIVING TRUST	8 WEST ST		ARLINGTON	MA	02476
172.A-10-3	10 WEST ST UNIT 10	CAMPBELL ANNE	NEWSOM MATTHEW	10 WEST ST		ARLINGTON	MA	02476
171.A-5-13	13 WACHUSETT AVE UNIT 13	O`DONNELL DEBORAH & MAX/ TRS	DEBORAH A O`DONNELL REVOCABLE	15 WACHUSETT AVE		ARLINGTON	MA	02476
171.A-5-15	15 WACHUSETT AVE UNIT 15	O`DONNELL DEBORAH ANN ETAL/ TRS	DEBORAH A O`DONNELL REVOCABLE	15 WACHUSETT AVE		ARLINGTON	MA	02476

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave
Arlington, MA 02476
P: 781.316.3050
E: assessors@town.arlington.ma.us



Printed on 03/24/2025 at 09:44 AM

Town of Arlington, MA

March 24, 2025

SP-25-4

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 3/23/2025

Primary Location

14 WACHUSETT AVE Unit 2
Arlington, MA 02476

Owner

ALFARO-FRANCO SARA ETAL/ TRS; SARA ALFARO-FRANCO REVOCABLE; RUTH E HERSH REVOCABLE TRUST
14 WACHUSETT AVE ARLINGTON, MA 02476

Applicant

Sara Alfaro-Franco
781-999-4700
beetruehealing@gmail.com
14 Wachusett Ave - 2nd Floor
Arlington, MA 02476

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)**

The power of the Board of Appeal to grant a special permit to allow for home occupation. According to the Town of Arlington Zoning ByLaw 5.9.1. home occupation is permitted in any residential district if:
1. No nonresident is employed
2. No more than 25% of of the existing gross floor area (no more than 600 sq ft) is devoted to the home occupation
3. There is no visible display of wares or goods
4. No visible advertising
5. There is no detrimental impact on the neighborhoord due to exterior appearance, emission of odor, gas, smoke, noise, electrical disturbance

Explain why the requested use is essential or desirable to the public convenience or welfare.*

Reiki is a healing technique that promotes relaxation, stress reduction, and holistic well-being by balancing the body's energy. It is considered desirable and helpful. In today's fast-paced world, Reiki provides a non-invasive method to promote deep relaxation, helping to reduce stress and its associated symptoms. It also compliments other, more traditional, techniques.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

I will be seeing one client at a time. This will add no more than 1 vehicle to our street. There is ample street parking in front of the property so it will not take away parking spots from residents of the street or create traffic congestion.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The clients I will be seeing from my residence will not be using any public water, drainage, or sewer system beyond regular use.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

Home occupation is allowed in a residence per Zoning ByLaw 5.9.1. Reiki is an occupation that is allowed to occur in a home residence.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The requested use will only have a positive impact on the neighborhood and public good. There will be no negative impact to the integrity of the neighborhood.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

Special permit granted will only have a positive impact on the neighborhood and public good.

Dimensional and Parking Information

Present Use/Occupancy *

Residence

Proposed Use/Occupancy *

Residence with Home Occupation

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2967

Proposed Gross Floor Area (Sq. Ft.)*

2967

Existing Lot Size (Sq. Ft.)*

10890

Proposed Lot Size (Sq. Ft.)*

10890

Minimum Lot Size required by Zoning*

0

Existing Frontage (ft.)*

0

Proposed Frontage (ft.)*

0

Minimum Frontage required by Zoning*

0

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

0

Proposed Lot Coverage (%)*

0

Max. Lot Coverage required by Zoning*

0

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

0

Proposed Front Yard Depth (ft.)*

0

Minimum Front Yard Depth required by Zoning*

0

Existing SECOND Front Yard Depth (ft.)*

0

Proposed SECOND Front Yard Depth (ft.)*

0

Minimum SECOND Front Yard Depth required by Zoning*

0

Existing Left Side Yard Depth (ft.)*

0

Proposed Left Side Yard Depth (ft.)*

0

Minimum Left Side Yard Depth required by Zoning*

0

Existing Right Side Yard Depth (ft.)*

0

Proposed Right Side Yard Depth (ft.)*

0

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

0

Proposed Rear Yard Depth (ft.)*

0

Minimum Rear Yard Depth required by Zoning*

0

Existing Height (stories)

–

Proposed Height (stories)*

0

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

0

Proposed Height (ft.)*

0

Maximum Height (ft.) required by Zoning*

0

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

0

Proposed Landscaped Open Space (Sq. Ft.)*

0

Existing Landscaped Open Space (% of GFA)*

0

Proposed Landscaped Open Space (% of GFA)*

0

Minimum Landscaped Open Space (% of GFA) required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

0

Proposed Number of Parking Spaces*

0

Minimum Number of Parking Spaces required by Zoning*

0

Existing Parking area setbacks

–

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

–

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

0

Proposed type of construction*

0

Open Space Information

Existing Total Lot Area*

10890

Proposed Total Lot Area*

10890

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

0

Existing Open Space, Landscaped*

0

Proposed Open Space, Landscaped*

0

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area

1350

Basement or Cellar, Proposed Gross Floor Area

1350

1st Floor, Existing Gross Floor Area

0

1st Floor, Proposed Gross Floor Area

0

2nd Floor, Existing Gross Floor Area

2967

2nd Floor, Proposed Gross Floor Area

2967

3rd Floor, Existing Gross Floor Area

468

3rd Floor, Proposed Gross Floor Area

468

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area

–

Attic, Proposed Gross Floor Area

–

Parking Garages, Existing Gross Floor Area

240

Parking Garages, Proposed Gross Floor Area

240

All weather habitable porches and balconies, Existing Gross Floor Area

0

All weather habitable porches and balconies, Proposed Gross Floor Area

0

Total Existing Gross Floor Area

5025

Total Proposed Gross Floor Area

5025

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

• Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

☑

Applicant's Signature*

Sara Alfaro-Franco
Mar 22, 2025

Reiki

Sara Alfaro-Franco

has successfully completed the Master's Degree
of the Usui System of Reiki Healing

Reiki Master Teacher



Libby Barnett, MSW

November 6, 2022

Honoring the Reiki lineage of Usui, Hayashi, and Takata.

USUI SHIKI RYOHO

This is to certify that

Sara Alfaro-Franco

has completed the Reiki Master Program in the

REIKI Method of Natural Healing as administered

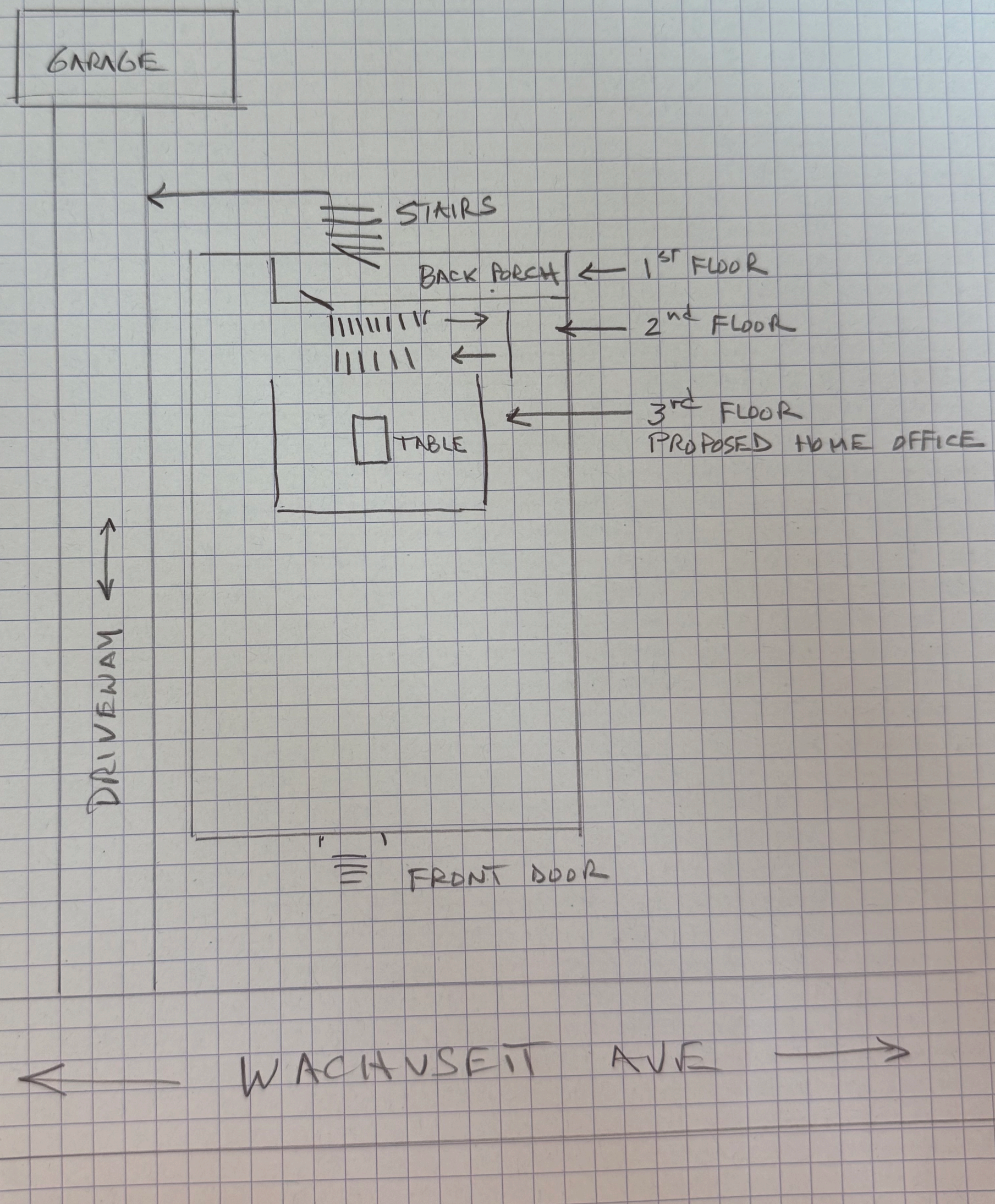
by Lourdes Gray

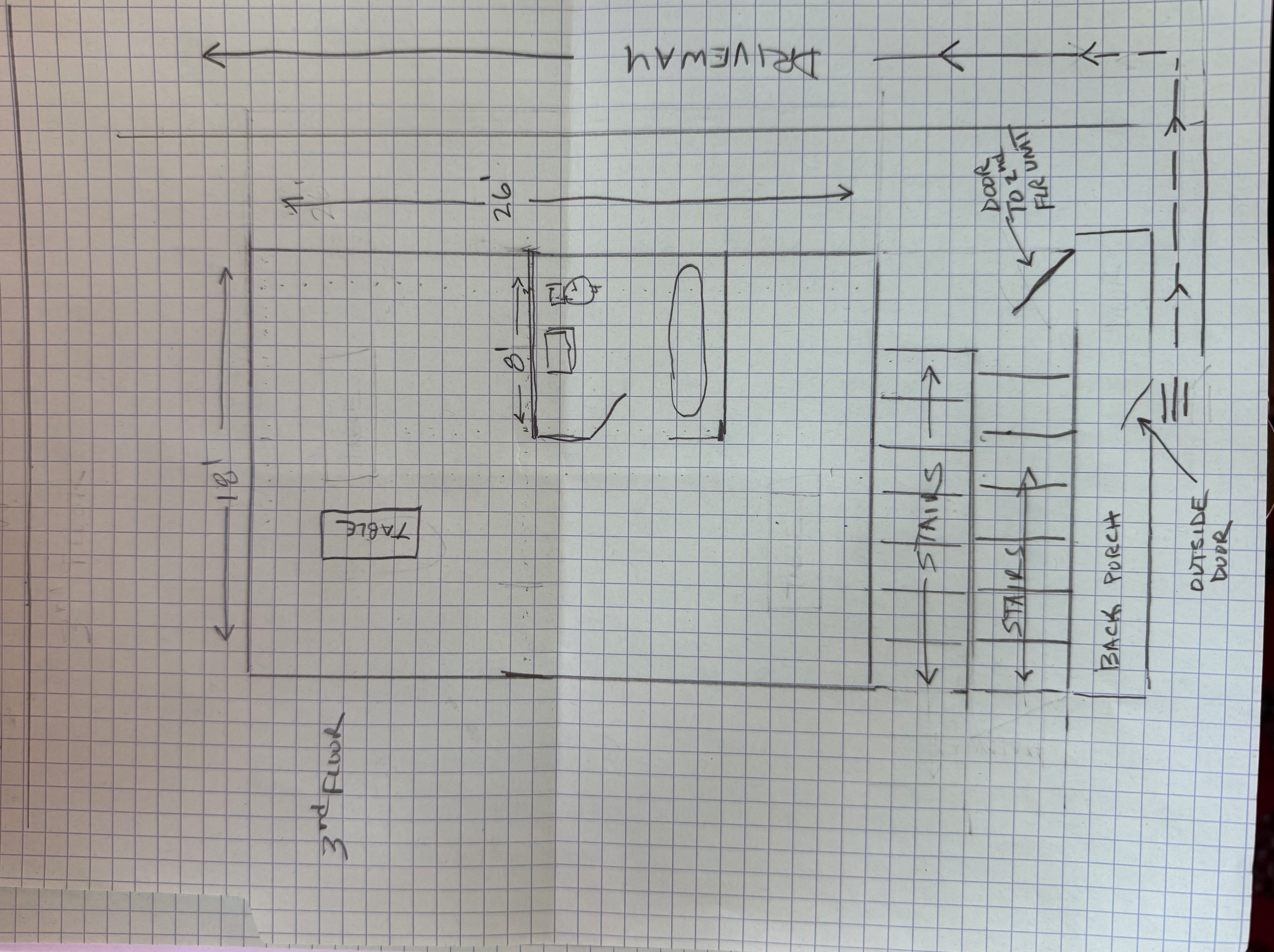
on this date: March 22, 2020

Lourdes Gray

REIKI




GARAGE
STAIRS
BACK PORCH
1ST FLOOR
2nd FLOOR
3rd FLOOR
PROPOSED HOME OFFICE
TABLE
DRIVEWAY
FRONT DOOR
WACHUSETT AVE


DRIVEWAY
26'
DOOR TO 2 FLR UNIT
8'
10'
TABLE
WACHUSETT
AVE
3rd FLOOR
STAIRS
STAIRS
BACK PORCH
OUTSIDE DOOR

Town of Arlington, Massachusetts

Docket #3846 58 Edmund Rd

Summary:
OpenGov Link: https://arlingtonma.portal.opengov.com/records/209317

ATTACHMENTS:

	Type	File Name	Description
	Reference Material	3846_58_Edmund_RD_Legal_Ad_5-13-2025.pdf	3846 58 Edmund RD Legal Ad 5-13-2025
	Reference Material	3846_58_Edmund_Rd_abutter_list_and_map.pdf	3846 58 Edmund Rd abutter list and map
	Reference Material	3846_58_Edmund_Rd_Application_SP-25-7.pdf	3846 58 Edmund Rd Application SP-25-7
	Reference Material	3846_58_Edmond_Rd_proposed_plot_plan.pdf	3846 58 Edmond Rd proposed plot plan
	Reference Material	3846_58_Edmund_Rd_Cert_Plot_plan.pdf	3846 58 Edmund Rd Cert Plot plan
	Reference Material	3846_58_Edmund_Rd_Porch_Design_9.14.2024.pdf	3846 58 Edmund Rd Porch_Design_9.14.2024



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

DOCKET NO **3846**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Charles and Sharon Hannon,** on March 26, 2025, a petition seeking to alter their property located at **58 Edmund Rd - Block Plan 094.0-0002-0005.0.** Said petition would require a **Special Permit** under **5.3.9 D and 8.1.3 B** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **on Tuesday, May 13, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar, and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes. Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair

Zoning Board of Appeals

CERTIFIED ABUTTERS LIST
Date: March 27, 2025
Subject Property Address: 58 EDMUND RD Arlington, MA
Subject Property ID: 94-**2-5**
Search Distance: 300 Feet - Zoning

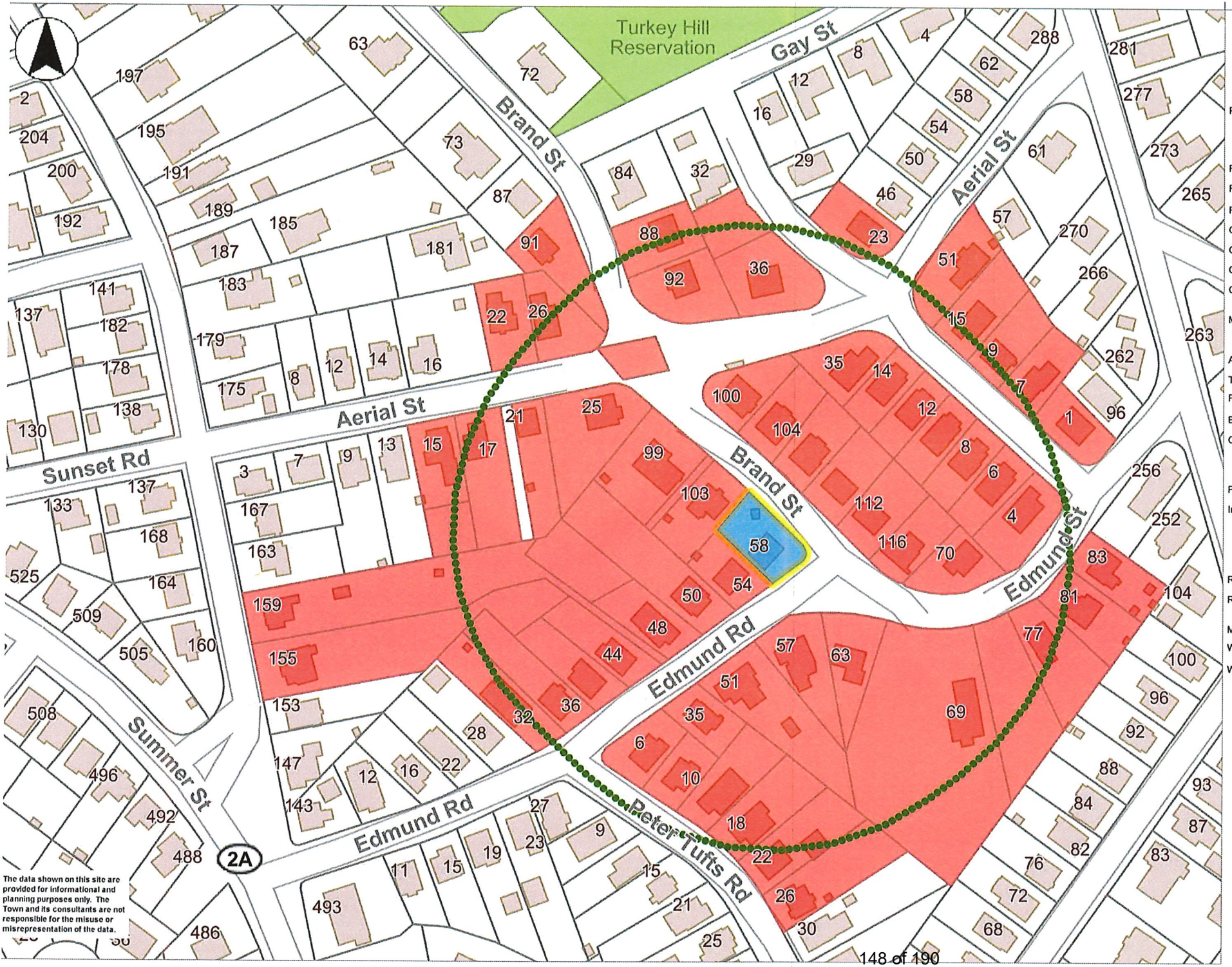
				MALING ADDRESS			
Parcel ID:	**Property Location**	**Owner 1**	**Owner 2**	**Mailing Address 1**	**Town**	**State**	**Zip**
94-1-2	26 AERIAL ST	DYKXHOORN LEE M	MONROE MARGO RENEE	26 AERIAL ST	ARLINGTON	MA	02474
94-1-4	22 AERIAL ST	THOMAS STEPHEN L-KAREN L/TR	THOMAS FAMILY TRUST	22 AERIAL ST	ARLINGTON	MA	02474
94-2-1	99 BRAND ST	RICHARDSON DONALD/NANCIE	TRS/DONALD RICHARDSON TRUST	99 BRAND ST	ARLINGTON	MA	02474
94-2-3.A	0-LOT BRAND ST	SRIRAMAN VENKATARAMAN	RANGANATYHAN RAJESHWARI	103 BRAND STREET	ARLINGTON	MA	02474
94-2-4	103 BRAND ST	SRIRAMAN VENKATARAMAN	RANGANATHAN RAJESHWARI	103 BRAND ST	ARLINGTON	MA	02474
94-2-5	**58 EDMUND RD**	**HANNON CHARLES L/ETAL**	**HANNON SHARON L**	**58 EDMUND ROAD**	**ARLINGTON**	**MA**	**02474**
94-2-6	54 EDMUND RD	SANCHEZ SPENCER S & MARY C		54 EDMUND ROAD	ARLINGTON	MA	02474
94-2-7	50 EDMUND RD	BERG RUSSELL E/ETAL	BERG ANNE L	50 EDMUND RD	ARLINGTON	MA	02474
94-2-8	48 EDMUND RD	BERKE HEIDI A		48 EDMUND RD	ARLINGTON	MA	02474
94-2-9	0-LOT EDMUND RD	BERKE HEIDI A		48 EDMUND RD	ARLINGTON	MA	02474
94-2-10	44 EDMUND RD	CIPAR JAMES & MELANIE		44 EDMUND RD	ARLINGTON	MA	02474
94-2-11	40 EDMUND RD	RICHARDSON JAMES P		40 EDMUND ROAD	ARLINGTON	MA	02474
94-2-13	36 EDMUND RD	LAWRENCE J MELIA JR	REVOCABLE TRUST	36 EDMUND RD	ARLINGTON	MA	02474
94-2-14	32 EDMUND RD	SPOONER MARITA ANGELA	RACHIELLES NICHOLAS WILLIAM	32 EDMUND RD	ARLINGTON	MA	02474
94-2-22	155 FOREST ST	PAGE ELLIOT D ETAL/ TRUSTEES	155 FOREST REALTY TRUST	155 FOREST STREET	ARLINGTON	MA	02474
94-2-23	159 FOREST ST	SCHWARTZ LORI F &	OLPHERT COLLEEN M	159 FOREST ST	ARLINGTON	MA	02474
94-2-25.B	0-LOT AERIAL ST	NOYES KATHRYN M/ TRUSTEE	KATHRYN M NOYES REVOCABLE	15 AERIAL ST	ARLINGTON	MA	02474
94-2-31	15 AERIAL ST	NOYES KATHRYN M/ TRUSTEE	KATHRYN M NOYES REVOCABLE	15 AERIAL ST	ARLINGTON	MA	02474
94-2-32	17 AERIAL ST	BLOOM JONATHAN & MARIA	KOUDINOVA TATIANA	17 AERIAL ST	ARLINGTON	MA	02474
94-2-33	21 AERIAL ST	ZLATANOVSKI DIANA	WEIK DAVID LAWRENCE	21 AERIAL ST	ARLINGTON	MA	02474
94-2-34	25 AERIAL ST	ROSEN ROGER/ TRUSTEE	ROGER ROSE TRUST	25 AERIAL ST	ARLINGTON	MA	02474
94-2-36	0-LOT BRAND ST	TOWN OF ARLINGTON	TAX POSSSESSION	730 MASS AVENUE	ARLINGTON	MA	02476
94-3-1	100 BRAND ST	KOCH JOHN R & ROSEMARY		100 BRAND ST	ARLINGTON	MA	02474
94-3-2	104 BRAND ST	WILKASON COLBY	COLBERT KEVIN	104 BRAND ST	ARLINGTON	MA	02474
94-3-3	108 BRAND ST	SWAN SPENCER & TAMARA		108 BRAND ST	ARLINGTON	MA	02474
94-3-4	110 BRAND ST	WHALEN KEARONS J &	TYSKO BARRIE L	110 BRAND ST	ARLINGTON	MA	02474
94-3-6	112 BRAND ST	SANTOSUOSSO STEPHEN M	SANTOSUOSSO MELISSA L	112 BRAND ST	ARLINGTON	MA	02474
94-3-7	116 BRAND ST	SHABAREKH TIMOTHY & CHARLOTTE		116 BRAND ST	ARLINGTON	MA	02474
94-3-8	70 EDMUND RD	MOODY LINDA		4 CARL RD	ARLINGTON	MA	02474
94-4-4	26 PETER TUFTS RD	GRAY DEBORAH A	OPPENHEIM KEITH R	26 PETER TUFTS RD	ARLINGTON	MA	02474
94-4-5	22 PETER TUFTS RD	WENDELL DAWN M		22 PETER TUFTS RD	ARLINGTON	MA	02474
94-4-6	18 PETER TUFTS RD	SCARABELLI GUIDO	MINONNE FRANCESCA	18 PETER TUFTS RD	ARLINGTON	MA	02474
94-4-7	14 PETER TUFTS RD	TZANNES ALEXIS	BARRETT ERIN	14 PETER TUFTS RD	ARLINGTON	MA	02474
94-4-8	10 PETER TUFTS RD	BREEN STEVEN C	BREEN TRACY V	10 PETER TUFTS RD	ARLINGTON	MA	02474
94-4-9	6 PETER TUFTS RD	GRAY ANNE/LIFE ESTATE		6 PETER TUFTS RD	ARLINGTON	MA	02474
94-4-10	35 EDMUND RD	SWEENEY BRIAN P		35 EDMUND ROAD	ARLINGTON	MA	02474

CERTIFIED ABUTTERS LIST
Date: March 27, 2025
Subject Property Address: 58 EDMUND RD Arlington, MA
Subject Property ID: 94-**2-5**
Search Distance: 300 Feet - Zoning

				MALING ADDRESS			
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Town	State	Zip
94-4-11	51 EDMUND RD	HAMBLIN MICHAEL/ETAL	HAMBLIN MICHELLE P	51 EDMUND ROAD	ARLINGTON	MA	02474
94-4-12	57 EDMUND RD	ALOISI KEVIN M	RIEBER SARAH L	57 EDMUND RD	ARLINGTON	MA	02474
94-4-13	63 EDMUND RD	HIGGINS DEIRDRE		63 EDMUND ROAD	ARLINGTON	MA	02474
94-4-14	69 EDMUND RD	JASNOS DAVID & SAMANTHA		69 EDMUND RD	ARLINGTON	MA	02474
94-4-17	0-LOT EDMUND RD	JASNOS DAVID & SAMANTHA		69 EDMUND RD	ARLINGTON	MA	02474
94-4-18	77 EDMUND RD	LEGER NORMAN P & NORRINE C/TRS	LEGER FAMILY REVOCABLE TRUST	77 EDMUND RD	ARLINGTON	MA	02474
114-6-8	23 CARL RD	ROWLEY PHILIP D/ETAL	CULVINER NORMA D	23 CARL ROAD	ARLINGTON	MA	02474
114-7-7	1 CARL RD	MUHLANGER MICHELLE & ERICH JR		1 CARL ROAD	ARLINGTON	MA	02474
114-7-8	7 CARL RD	MUHLANGER ERICH & MICHELLE		7 CARL ROAD	ARLINGTON	MA	02474
114-7-9	9 CARL RD	FITZPATRICK DANIEL	ARINSBURG-FITZPATRICK BETH R	9 CARL RD	ARLINGTON	MA	02474
114-7-10	15 CARL RD	DRUFKE ANDREA M & AUGUST A		15 CARL RD	ARLINGTON	MA	02474
114-7-11	51 AERIAL ST	KELLEHER MICHAEL & TRACY A		51 AERIAL ST	ARLINGTON	MA	02474
114-10-1	92 BRAND ST	TARASZKA JOHN A/TRUSTEE	JOHN A TARASZKA TRUST	92 BRAND ST	ARLINGTON	MA	02474
114-10-1.A	88 BRAND ST	KWOK TAK-KUEN D	KWOK NIKKI TO	88 BRAND STREET	ARLINGTON	MA	02474
114-10-10.A	0-LOT CARL RD	CHERNOBAYEV MAXIM E	DUBYAGA MARIA I	32 CARL RD	ARLINGTON	MA	02474
114-10-11.A	36 AERIAL ST	DUNN JOHN J JR & KAREN		36 AERIAL STREET	ARLINGTON	MA	02474
114-11-1	35 AERIAL ST	KELLER JEREMY I & MELISSA		35 AERIAL STREET	ARLINGTON	MA	02474
114-11-2	14 CARL RD	PUGH KENDRA L		14 CARL RD	ARLINGTON	MA	02474
114-11-3	12 CARL RD	MASS OFFER LLC		20C DELCARMINE ST	WAKEFIELD	MA	01880
114-11-4	10 CARL RD	HOLT-KANE PAMELA L	KANE GARY M	10 CARL RD	ARLINGTON	MA	02474
114-11-5	8 CARL RD	BROGINI SIMONE &	VOLPI SARA	8 CARL RD	ARLINGTON	MA	02474
114-11-6	6 CARL RD	GHANOTAKIS NATALIE/ TTEE	GHANOTAKIS REALTY TRUST	6 CARL RD	ARLINGTON	MA	02474
114-11-7	4 CARL RD	MOODY LINDA E		4 CARL RD	ARLINGTON	MA	02474
114-12-3	83 EDMUND RD	ZHOU QIANG WEN	DENG JING	83 EDMUND RD	ARLINGTON	MA	02474
114-12-4	81 EDMUND RD	PEDULLA THOMAS/TRUSTEE &	AQUILINO CHRISTINE /TRUSTEE	81 EDMUND ROAD	ARLINGTON	MA	02474
115-2-31.A	91 BRAND ST	COHEN RICHARD	JOHNSON MARLA	91 BRAND STREET	ARLINGTON	MA	02474

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave
Arlington, MA 02476
P: 781.316.3050
E: assessors@town.arlington.ma.us



Printed on 03/27/2025 at 11:46 AM

Town of Arlington, MA

March 26, 2025

SP-25-7
Special Use Permit Application (ZBA)
Status: Active
Submitted On: 3/26/2025

Primary Location
58 EDMUND RD
Arlington, MA 02474

Owner
HANNON CHARLES L/ETAL;
HANNON SHARON L
58 EDMUND ROAD ARLINGTON, MA 02474

Applicant
Brendan Driscoll
781-405-5584
cbdriscoll@comcast.net
37 Birch Drive
Concord, MA 01742

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)**

Please refer to the following:
on page 52, 5.3.9 D for extending the porch and adding a roof t o a proch
on page 162, 8.1.3 B for the extending the existing set back non-conformity

Explain why the requested use is essential or desirable to the public convenience or welfare.*

Adding a porch is essental to the public convenience and welfare to protect people and packages against the elements, especially in the rain and snow. Further the current configuration of the front stairs does not aloow a person to stand on the landing and have the door open. The person must set back onto the stairs, making this awkward and increasing the risk of falling and injury.

Adding a porch would be desirable for the public convenience and welfare as it would further enhance the beauty of the house and property. It would also allow the homeowners to enjoy the front yard space more entirely.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The porch will mot create undue traffic congestion or undly impair pedestrian safety as it will be contained well within the property lines (+ 10 feet from the street) and te=hereby does not provide an obstruction to traffic or pedestria safety.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The porch willl not overload any public water, drainage or sewer system or other municipal system as it will not have any new municipal connections (water, sewer, etc)

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

Please refer to the following: on page 162, 8.1.3 B for the extending the existing set back non-conformity

The porch will not be substantially more detrimental. As stated above, it does not obstruct traffic or pedestrians and will not have any new municipal system connections. Further it is in keeping with the character of the neighborhoodof mixed architecture and modest homes.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The porch will not impair the intergrity of charater of the district... nor be detrimental to the health or welfare due to the following:

1. The proposed porch size is modest and typical in size for the caoe cod style houses whether added or preexisting.
2. The proposed porch style is in keeping with the character of the district neighborhood of mixed architecture and modest homes.
3. The proposed porch is within the bounds of the property and does not impede car or pedestrian traffic.
4. The proposed porch does not add increased need for services such as water and sewer.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

Teh proposed porch is not an attraction that will increase traffic to the house. It is soley for the homeowners' personal use and for the convenience and safety of those who visit the property whether for social reasons or for the delivery of goods or services.

Dimensional and Parking Information

Present Use/Occupancy *

1

Proposed Use/Occupancy *

1

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

0

Proposed Gross Floor Area (Sq. Ft.)*

0

Existing Lot Size (Sq. Ft.)*

0

Proposed Lot Size (Sq. Ft.)*

0

Minimum Lot Size required by Zoning*

0

Existing Frontage (ft.)*

0

Proposed Frontage (ft.)*

0

Minimum Frontage required by Zoning*

0

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

0

Proposed Lot Coverage (%)*

0

Max. Lot Coverage required by Zoning*

0

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

0

Proposed Front Yard Depth (ft.)*

0

Minimum Front Yard Depth required by Zoning*

0

Existing SECOND Front Yard Depth (ft.)*

0

Proposed SECOND Front Yard Depth (ft.)*

0

Minimum SECOND Front Yard Depth required by Zoning*

0

Existing Left Side Yard Depth (ft.)*

0

Proposed Left Side Yard Depth (ft.)*

0

Minimum Left Side Yard Depth required by Zoning*

0

Existing Right Side Yard Depth (ft.)*

0

Proposed Right Side Yard Depth (ft.)*

0

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

0

Proposed Rear Yard Depth (ft.)*

0

Minimum Rear Yard Depth required by Zoning*

0

Existing Height (stories)

–

Proposed Height (stories)*

0

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

0

Proposed Height (ft.)*

0

Maximum Height (ft.) required by Zoning*

0

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

0

Proposed Landscaped Open Space (Sq. Ft.)*

0

Existing Landscaped Open Space (% of GFA)*

0

Proposed Landscaped Open Space (% of GFA)*

0

Minimum Landscaped Open Space (% of GFA) required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

0

Proposed Number of Parking Spaces*

0

Minimum Number of Parking Spaces required by Zoning*

0

Existing Parking area setbacks

–

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

1

Existing Number of Loading Spaces

–

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

front porch

Proposed type of construction*

new front porch

Open Space Information

Existing Total Lot Area*

0

Proposed Total Lot Area*

0

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

0

Existing Open Space, Landscaped*

0

Proposed Open Space, Landscaped*

0

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

–

Accessory Building, Proposed Gross Floor Area

–

Basement or Cellar, Existing Gross Floor Area

–

Basement or Cellar, Proposed Gross Floor Area

–

1st Floor, Existing Gross Floor Area

–

1st Floor, Proposed Gross Floor Area

–

2nd Floor, Existing Gross Floor Area

–

2nd Floor, Proposed Gross Floor Area

–

3rd Floor, Existing Gross Floor Area

–

3rd Floor, Proposed Gross Floor Area

–

4th Floor, Existing Gross Floor Area

–

4th Floor, Proposed Gross Floor Area

–

5th Floor, Existing Gross Floor Area

–

5th Floor, Proposed Gross Floor Area

–

Attic, Existing Gross Floor Area

–

Attic, Proposed Gross Floor Area

–

Parking Garages, Existing Gross Floor Area

–

Parking Garages, Proposed Gross Floor Area

–

All weather habitable porches and balconies, Existing Gross Floor Area

–

All weather habitable porches and balconies, Proposed Gross Floor Area

–

Total Existing Gross Floor Area

0

Total Proposed Gross Floor Area

0

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

• Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

☑

Applicant's Signature*

Brendan J. Driscoll
Mar 26, 2025

Hannon Residence **58 Edmund Road, Arlington, MA**

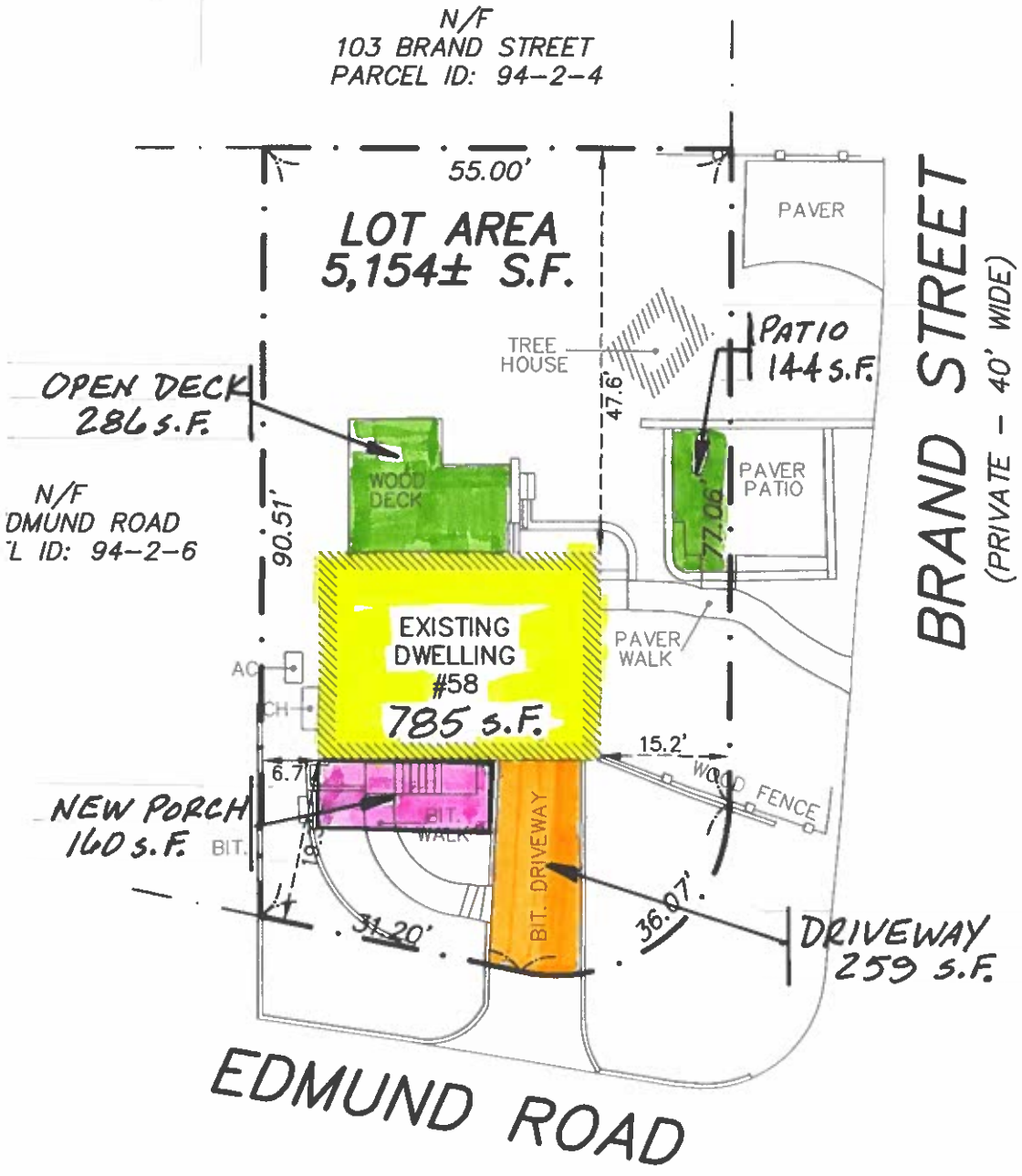
		Original			w/ New Porch		
Lot	From plot plan		5,154	ft2		5,154	ft2
Existing Dwelling	24.25' x 32.25'		785	ft2		785	ft2
Driveway	19' x 10' + 6' x 11.5'		259	ft2		259	ft2
Open Space							
Open Deck	16.4' x 11.6' + 9.2' x 10.4'	286		ft2	286		ft2
Patio	18' x 17.75'	144		ft2	144		ft2
Total Open Space			430	ft2		430	ft2
New Porch	20' x 8'		-	ft2		160	ft2
Open Space, Landscaped	Lot - Dwelling - Driveways - Open Space - Porch		3,681	ft2		3,521	ft2

Changes in RED

Definitions per Zoning Bylaw of the Town of Arlington, Massachusetts as amended on May 8, 2024.
Lot: An area or parcel of land or any part thereof, not including water area, in common ownership; designated on a plan filed with the Inspector of Buildings by its owner or owners as a separate lot and having boundaries identical with those recorded in the Middlesex County Registry of Deeds.
Dwelling: A privately or publicly owned permanent structure, whether owned by one or more persons or in condominium, or any other legal form which is occupied in whole or part as the home residence or sleeping place of one or more persons.
Driveway: An area on a lot which is open to the sky and which may be paved and not more than 20 feet wide, built for access to a garage or an off-street parking or loading space.
Open Space: A yard including sidewalks, swimming pools, terraced areas, decks, patios, play courts, and playground facilities; and not devoted to streets, driveways, off-street parking or loading spaces, or other paved areas.
Deck: A roofless outdoor space built as an above-ground platform projecting from the wall of a building and connected by structural supports at grade or adjacent to the building structure.
Porch: A covered area, unenclosed and open to the elements, projecting from and structurally connected to a building.
Open Space, Landscaped: Open space designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces

BUILDING
PROPERTY
WOOD FEN
CHAIN LIN

EXISTING DWELLING
DRIVEWAY
OPEN SPACE
NEW PORCH



MAGNETIC

GRAPHIC SC
0 20
1 inch = 20' f

ARCHITECTURE & CIVIL

NATIVEte

ARCHITECTURE
CIVIL
ENVIRONMENTAL
LANDSCAPE
LAND SURVEYING

31 MUNROE STR
LYNN, MASSACH
TEL. 239.332.150

EXISTING PLO
58 EDMUND STR
ARLINGTON, MASSAC
PARCEL ID: 94-

DRAWN BY:
D.B.

CHECKED BY:
S.M.C.

SEAL:
COMMONWEALTH
SC
CEI
No.

RECORD OWNER:
CHARLES L HANNON & SHARON L HANNON
CERT#973899

PLAN REFERENCE:
LOT 2 ON PLAN NO. 29124A

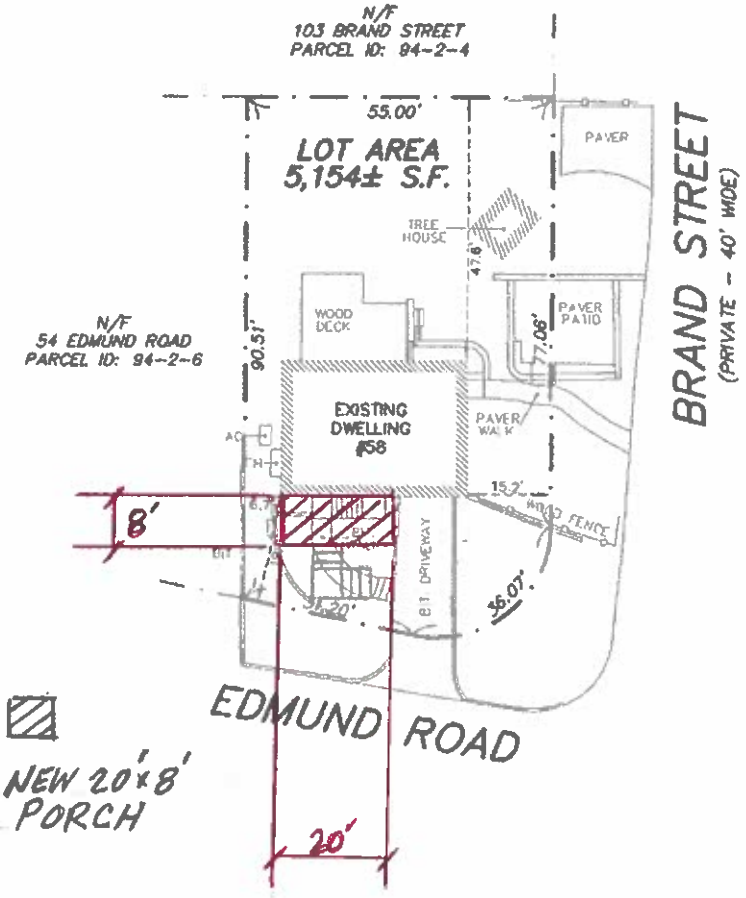
ZONING DISTRICT: R1

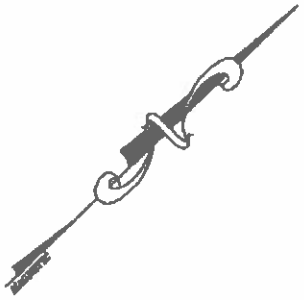
ABBREVIATION

DK	DECK
CONC.	CONCRETE
BIT.	BITUMINOUS
OVH	OVERHANG
W/	WITH
BH	BULKHEAD
RET	RETAINING
CH	CHIMNEY
A.C.	AIR CONDITIONER
LND	LANDING

LEGEND

- BUILDING
- PROPERTY LINE
- WOOD FENCE
- CHAIN LINK FENCE





GRAPHIC SCALE

0 20 30

1 inch = 20' ft.

ARCHITECTURE & CIVIL

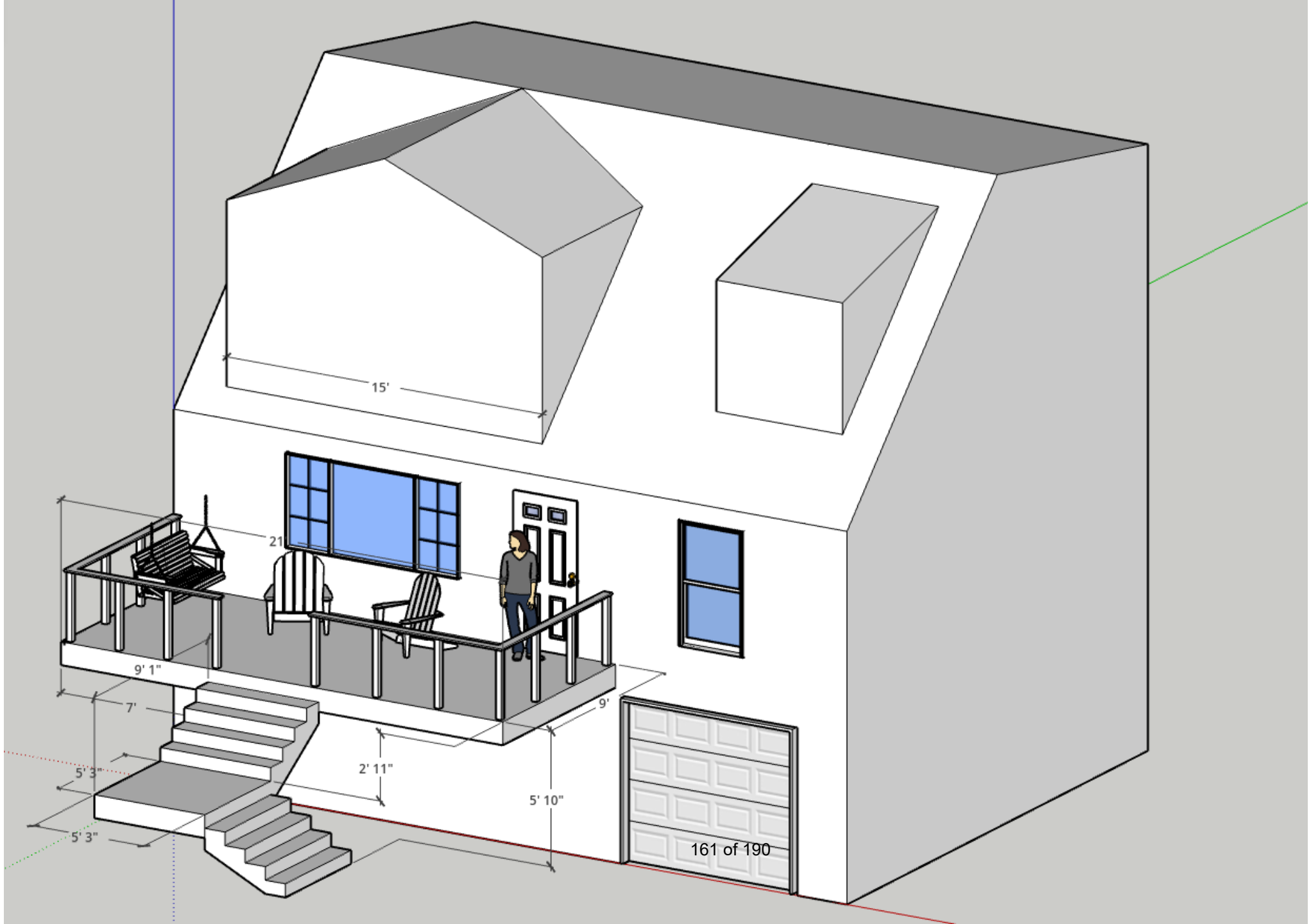
NATIVEtec

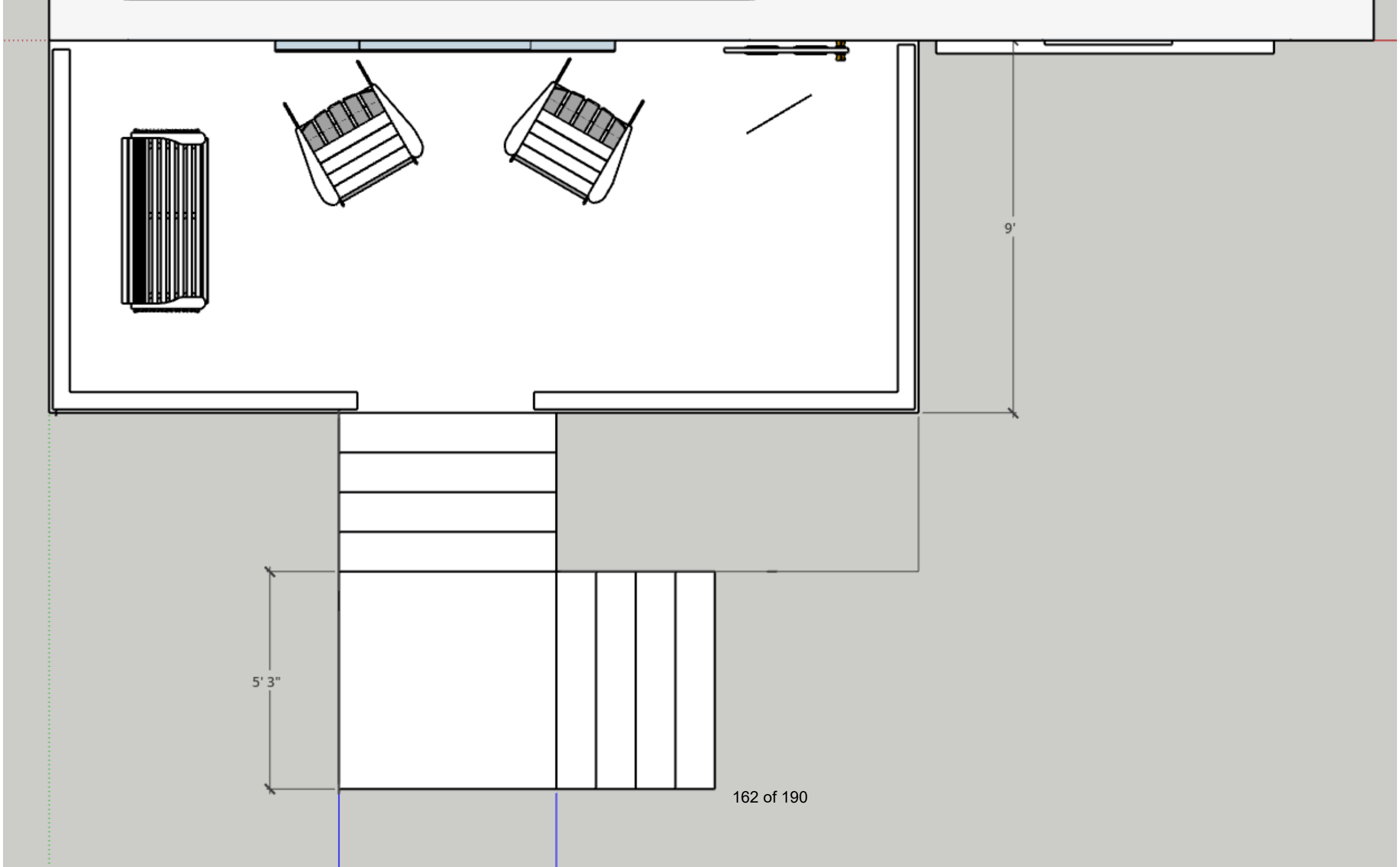
EXISTING PLOT PLAN

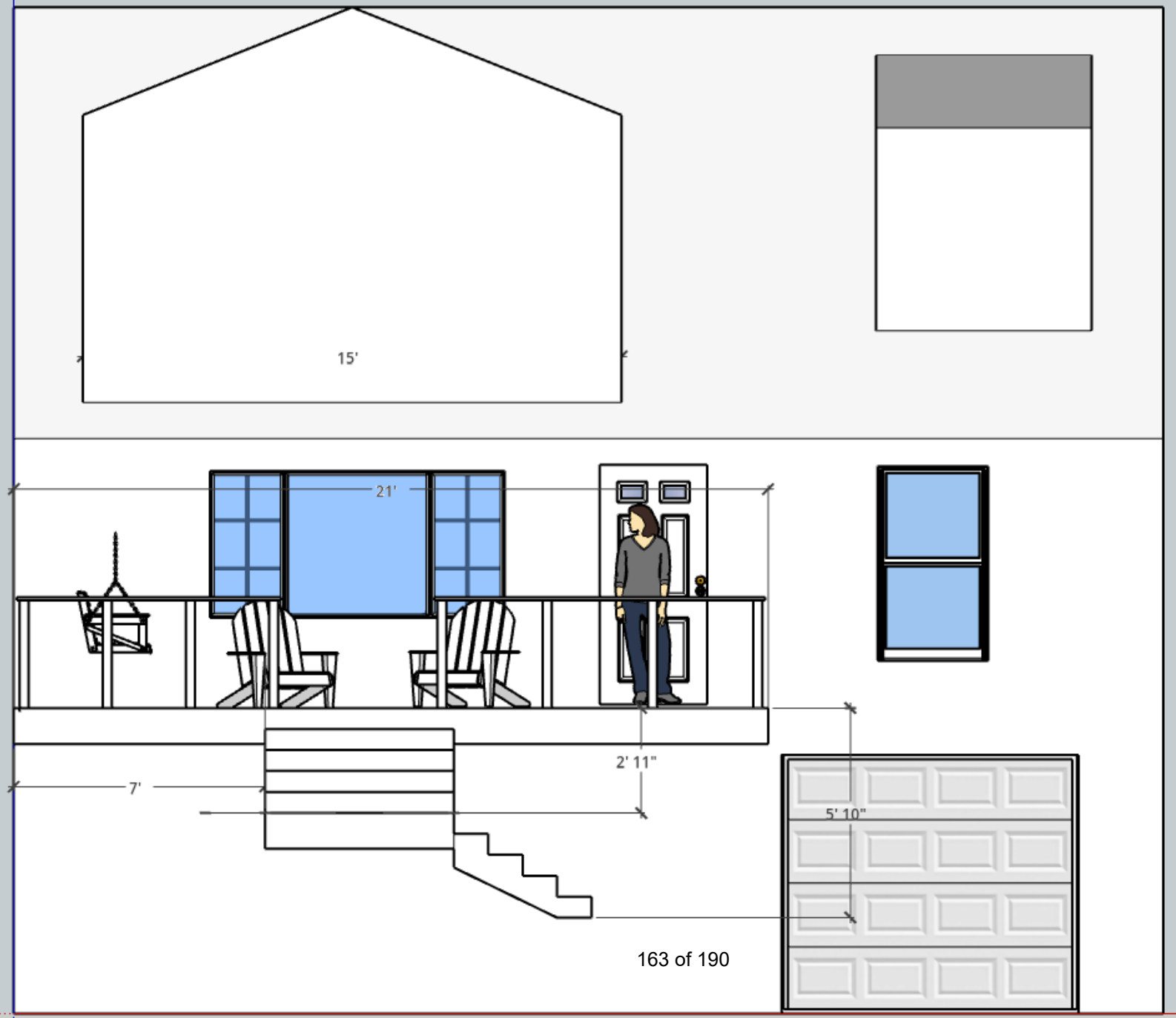
58 EDMUND STREET
ARLINGTON, MASSACHUSETTS
PARCEL ID: 84-2-5

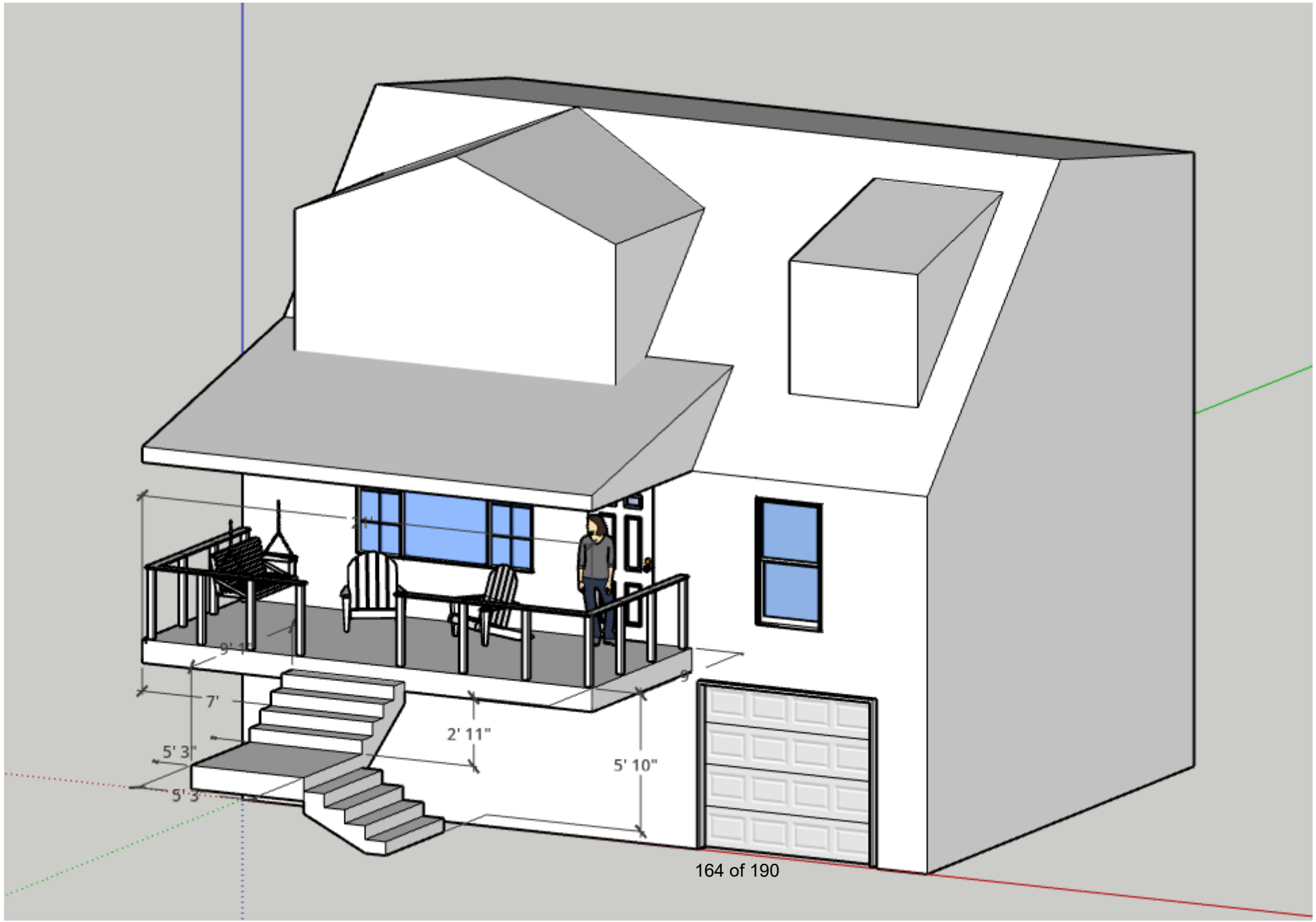
DRAWN BY: D.B.	SEAL: COMMONWEALTH OF MASSACHUSETTS SCOTT M. CERRATO No. 50048 REGISTERED LAND SURVEYOR
CHECKED BY: S.M.C.	
SCALE: 1" = 20'	
DATE: 01/04/2023	Scott M Cerrato
DRAWING NO: 1 / 1	

NOTES:
-CERTIFIED AS TO OBSERVABLE PHYSICAL FEATURES ONLY
-LAND/BLDG. USE NOT ADDRESSED
-I HEREBY CERTIFY THAT THIS PLAN SHOWS NO NEW LINES OR WAYS
-THIS PLAN WAS MADE FROM A TRANSIT SURVEY.


15'
21
9' 1"
7'
9'
2' 11"
5' 10"
5' 3"
5' 3"


9'
5' 3"


15'
21'
2' 11"
7'
5' 10"


9' 1"
7'
5' 3"
5' 3"
2' 11"
5' 10"

Town of Arlington, Massachusetts

Docket #3847 156 Brattle St

Summary:
OpenGov link: https://arlingtonma.portal.opengov.com/records/209486

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	3847_156_Brattle_St_Legal_Ad_5-13-2025.pdf	3847 156 Brattle St Legal Ad 5-13-2025
🗋	Reference Material	3847_156_Bratle_St_Application_SP-25-8.pdf	3847 156 Bratle St Application SP-25-8
🗋	Reference Material	3847_156_Brattle_St_abutter_list_and_map.pdf	3847 156 Brattle St abutter list and map
🗋	Reference Material	3847_156_Brattle_St_Drawings_040525.pdf	3847 156 Brattle St Drawings 040525
🗋	Reference Material	3847_156_Brattle_St_plot_plan.pdf	3847 156 Brattle St plot plan
🗋	Reference Material	3847_156__Brattle_St_GFA_wksht_2025-04-06.pdf	3847 156 Brattle St GFA_wksht_2025-04-06
🗋	Reference Material	3847_156_Brattle_Drainage_Plan_03172025.pdf	3847 156 Brattle_Drainage Plan_03172025



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

DOCKET NO 3847

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **John and Sally Diangelis,** on March 26, 2025, a petition seeking to alter their property located at **156 Brattle St - Block Plan 089.0-0003-0038.0.** Said petition would require a **Special Permit** under **5.4.2 B(6)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **on Tuesday, May 13, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar, and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes. Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair

Zoning Board of Appeals

Town of Arlington, MA

April 7, 2025

SP-25-8
Special Use Permit Application (ZBA)
Status: Active
Submitted On: 4/6/2025

Primary Location
156 BRATTLE ST
Arlington, MA 02474

Owner
DIANGELIS JOHN A & SALLY P
BRATTLE ST 156 ARLINGTON,
MA 02474

Applicant
Guy Dixon
781-218-9489
guydixonarch@gmail.com
12 Johnson Rd
Winchester, MA 01890

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)**

seeking special permit per-3.3, section 5-18/B(6) Addition of proposed gross floor area exceeds 750sqft threshold. Also submitting stormwater management plan per requirement for exceeding 350 impermeable surface theshold.

Explain why the requested use is essential or desirable to the public convenience or welfare.*

THe proposed addition is in keeping with the style and type of existing main house architecture as well as that of the neighborhood. THe addition remains secondary in massing to the main house.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

There is no substantial change to the driveway condition. the existing curb cut will move to aliign with the new garage. the new curb cut will remain the required 20 ft width.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

Per the town reuirement, we are adding greater than 350sq ft or impermeable surface but less than 1000 sqft of impermeable surface. A simple Geotec. stormwater management plan and assesment is provided.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

8.1.3 the existing house is single family and remains as a single family .No change in use is being reqested. the only existing non-conformity is with the existing main house is curremtlyt wiithing the required side setback.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The proposed addition is well within keeping of the style and type of the existing house architecture.The proposed addition is secondary to the massing of the existing main house. The existing main house keeps its existing integrity. The proposed addition matches in style and type in such a way that makes it lookas if it naturally belongs as aprt of the main house.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

Given the fact that this lot was previously 2 seperate lots and is now combined as a single, double sized lot, there is adequate lot area to accept the proposed addition and still maintain a large percentage of green space and open space.

Dimensional and Parking Information

Present Use/Occupancy *

R-1

Proposed Use/Occupancy *

R-1

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

1825

Proposed Gross Floor Area (Sq. Ft.)*

3315

Existing Lot Size (Sq. Ft.)*

8752

Proposed Lot Size (Sq. Ft.)*

8752

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

80

Proposed Frontage (ft.)*

80

Minimum Frontage required by Zoning*

59

Existing Floor Area Ratio*

0.21

Proposed Floor Area Ratio*

0.38

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

14

Proposed Lot Coverage (%)*

2546

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

8752

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

8752

Minimum Lot Area per Dwelling Unit required by Zoning*

2500

Existing Front Yard Depth (ft.)*

10.2

Proposed Front Yard Depth (ft.)*

25

Minimum Front Yard Depth required by Zoning*

25

Existing SECOND Front Yard Depth (ft.)*

0

Proposed SECOND Front Yard Depth (ft.)*

0

Minimum SECOND Front Yard Depth required by Zoning*

0

Existing Left Side Yard Depth (ft.)*

7.75

Proposed Left Side Yard Depth (ft.)*

7.75

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

48

Proposed Right Side Yard Depth (ft.)*

10.2

Minimum Right Side Yard Depth required by Zoning*

9

Existing Rear Yard Depth (ft.)*

46

Proposed Rear Yard Depth (ft.)*

46

Minimum Rear Yard Depth required by Zoning*

19

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

28

Proposed Height (ft.)*

28

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

6473

Proposed Landscaped Open Space (Sq. Ft.)*

5860

Existing Landscaped Open Space (% of GFA)*

3.54

Proposed Landscaped Open Space (% of GFA)*

1.76

Minimum Landscaped Open Space (% of GFA) required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

1748

Proposed Usable Open Space (Sq. Ft.)*

1748

Existing Usable Open Space (% of GFA)*

0.96

Proposed Usable Open Space (% of GFA)*

0.53

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

3

Proposed Number of Parking Spaces*

4

Minimum Number of Parking Spaces required by Zoning*

1

Existing Parking area setbacks

0

Proposed Parking area setbacks *

5

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

9

Proposed Slope of proposed roof(s) (in. per ft.)*

11

Minimum Slope of Proposed Roof(s) required by Zoning*

2

Existing type of construction*

V-residential,wood,western platform framing

Proposed type of construction*

V-residential,wood, western platform framing

Open Space Information

Existing Total Lot Area*

8752

Proposed Total Lot Area*

8752

Existing Open Space, Usable*

1748

Proposed Open Space, Usable*

1748

Existing Open Space, Landscaped*

6473

Proposed Open Space, Landscaped*

5860

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

80

Accessory Building, Proposed Gross Floor Area

80

Basement or Cellar, Existing Gross Floor Area

0

Basement or Cellar, Proposed Gross Floor Area

0

1st Floor, Existing Gross Floor Area

1072

1st Floor, Proposed Gross Floor Area

2008

2nd Floor, Existing Gross Floor Area

575

2nd Floor, Proposed Gross Floor Area

1128

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies, Existing Gross Floor Area

177

All weather habitable porches and balconies, Proposed Gross Floor Area

177

Total Existing Gross Floor Area

1904

Total Proposed Gross Floor Area

3393

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

• Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

☑

Applicant's Signature*

Guy Dixon
Apr 6, 2025

CERTIFIED ABUTTERS LIST
Date: April 8, 2025
Subject Property Addresses: 156 Brattle St & 0 Lot Brattle St Arlington, MA **[CONJOINED]**
Subject Property IDs: 89-3-38 & 89-3-39
Search Distance: 300 Feet - Zoning

				MALING ADDRESS				
Parcel ID:	**Property Location**	**Owner 1**	**Owner 2**	**Mailing Address 1**	**Mailing Address 2**	**Town**	**State**	**Zip**
88.A-1-2001	2001 SYMMES CIR	LEE HOYOUNG	PARK CHAEKYEONG	2001 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2002	2002 SYMMES CIR	FORTESCUE DARREN	CONNELLY KELLIE	2002 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2003	2003 SYMMES CIR	BHARGAVA ADITYA	JAIN MAITREYEE	2003 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2004	2004 SYMMES CIR	QIN KE &	CHEN HONG	12 ROBINSON PARK		WINCHESTER	MA	01890
88.A-1-2005	2005 SYMMES CIR	ZHAO SONGPING		2005 SYMMES CIRCLE		ARLINGTON	MA	02474
88.A-1-2006	2006 SYMMES CIR	ZHANG YUN & DING RU &	LEE VICTORIA	2006 SYMMES CIRCLE		ARLINGTON	MA	02474
88.A-1-2007	2007 SYMMES CIR	CHUNG JANET &	CHEN PENG	2007 SYMMES CIRCLE		ARLINGTON	MA	02474
88.A-1-2008	2008 SYMMES CIR	TESLENKO IRYNA/ TRUSTEE	SETARYA TRUST	2008 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2009	2009 SYMMES CIR	LONKAR AJINKYA	KULKARNI PRACHEE	2009 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2010	2010 SYMMES CIR	DABU FERDINAND		2010 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2011	2011 SYMMES CIR	BOYCHENKO SERGEY &	FENG LILI	2011 SYMMES CIRCLE		ARLINGTON	MA	02474
88.A-1-2012	2012 SYMMES CIR	DHAMANKAR HIMANSHU HEMANT	PATNAIK SOMANI	66 BOND ST	APT 202	WATERTOWN	MA	02472
88-1-13	4105 SYMMES CIR	FHF 1 ARLINGTON 360 LLC		4105 SYMMES CIR		ARLINGTON	MA	02474
89-2-1	16 LANSDOWNE RD	SYLVAN JEREMY		16 LANSDOWNE RD		ARLINGTON	MA	02474
89-3-1	11 ROCKLAND AVE	DELORIA PHILIP J	BURNS-DELORIA MARGARET E	11 ROCKLAND AVE		ARLINGTON	MA	02474
89-3-3	0-LOT ROCKLAND AVE	BAYNES WILLIAM P-MAUD		148 BRATTLE ST		ARLINGTON	MA	02474
89-3-4	5 ROCKLAND AVE	ZHANG PINGGAO	YANG JENNY ZHI	5 ROCKLAND AVE		ARLINGTON	MA	02474
89-3-5	19 LANSDOWNE RD	RISLEY DANA R		19 LANSDOWNE RD		ARLINGTON	MA	02474
89-3-6	21 LANSDOWNE RD	ATLAS MICHAEL/ TRUSTEE	LINDA & MICHAEL ATLAS FAMILY	21 LANSDOWNE RD		ARLINGTON	MA	02474
89-3-10	15 LANSDOWNE RD	SMOKOVICH RICK S/ETAL	KOLESAR MARY K	15 LANSDOWNE RD		ARLINGTON	MA	02474
89-3-11	11 LANSDOWNE RD	AVERY JOHN K/ TRUSTEE	JOHN K AVERY TRUST OF 2022	11 LANSDOWNE RD		ARLINGTON	MA	02474
89-3-12.A	7 LANSDOWNE RD	GENDRON ZACHARY & STEPHANIE		7 LANSDOWNE ROAD		ARLINGTON	MA	02474
89-3-14	45 HEMLOCK ST	LIU ZHONGJIE		45 HEMLOCK ST		ARLINGTON	MA	02474
89-3-15	41 HEMLOCK ST	SWEENEY RICHARD A & MARY S		41 HEMLOCK STREET		ARLINGTON	MA	02474
89-3-16	37 HEMLOCK ST	CHEN DEBORA		37 HEMLOCK STREET		ARLINGTON	MA	02474
89-3-30	134 BRATTLE ST	QUATTRINI ANDRIA & JUSTIN		134 BRATTLE ST		ARLINGTON	MA	02474
89-3-31	140 BRATTLE ST	NETO AMIR SAMARY GONCALVES	SAMARY MAIRA REJANE MARQUES	140 BRATTLE ST		ARLINGTON	MA	02474
89-3-33	144 BRATTLE ST	DIPERNA CHRISTOPHER J	KADERIAN MAIDA	144 BRATTLE ST		ARLINGTON	MA	02474
89-3-34	146 BRATTLE ST	ROLLFS MARK	STRAUGHN BRITTANY	146 BRATTLE ST		ARLINGTON	MA	02474
89-3-35	148 BRATTLE ST	BAYNES WILLIAM P JR-MAUDE		148 BRATTLE ST		ARLINGTON	MA	02474
89-3-36	152 BRATTLE ST	HAGG JOHN		152 BRATTLE ST		ARLINGTON	MA	02474
89-3-38	**156 BRATTLE ST**	**DIANGELIS JOHN A & SALLY P**		**156 BRATTLE ST**		**ARLINGTON**	**MA**	**02474**
89-3-39	**0-LOT BRATTLE ST**	**DIANGELIS JOHN A & SALLY P**		**156 BRATTLE ST**		**ARLINGTON**	**MA**	**02474**
89-4-1	159 BRATTLE ST	JURGENSEN PETER & MARIZA		159 BRATTLE ST		ARLINGTON	MA	02474

CERTIFIED ABUTTERS LIST
Date: April 8, 2025
Subject Property Addresses: 156 Brattle St & 0 Lot Brattle St Arlington, MA **[CONJOINED]**
Subject Property IDs: 89-3-38 & 89-3-39
Search Distance: 300 Feet - Zoning

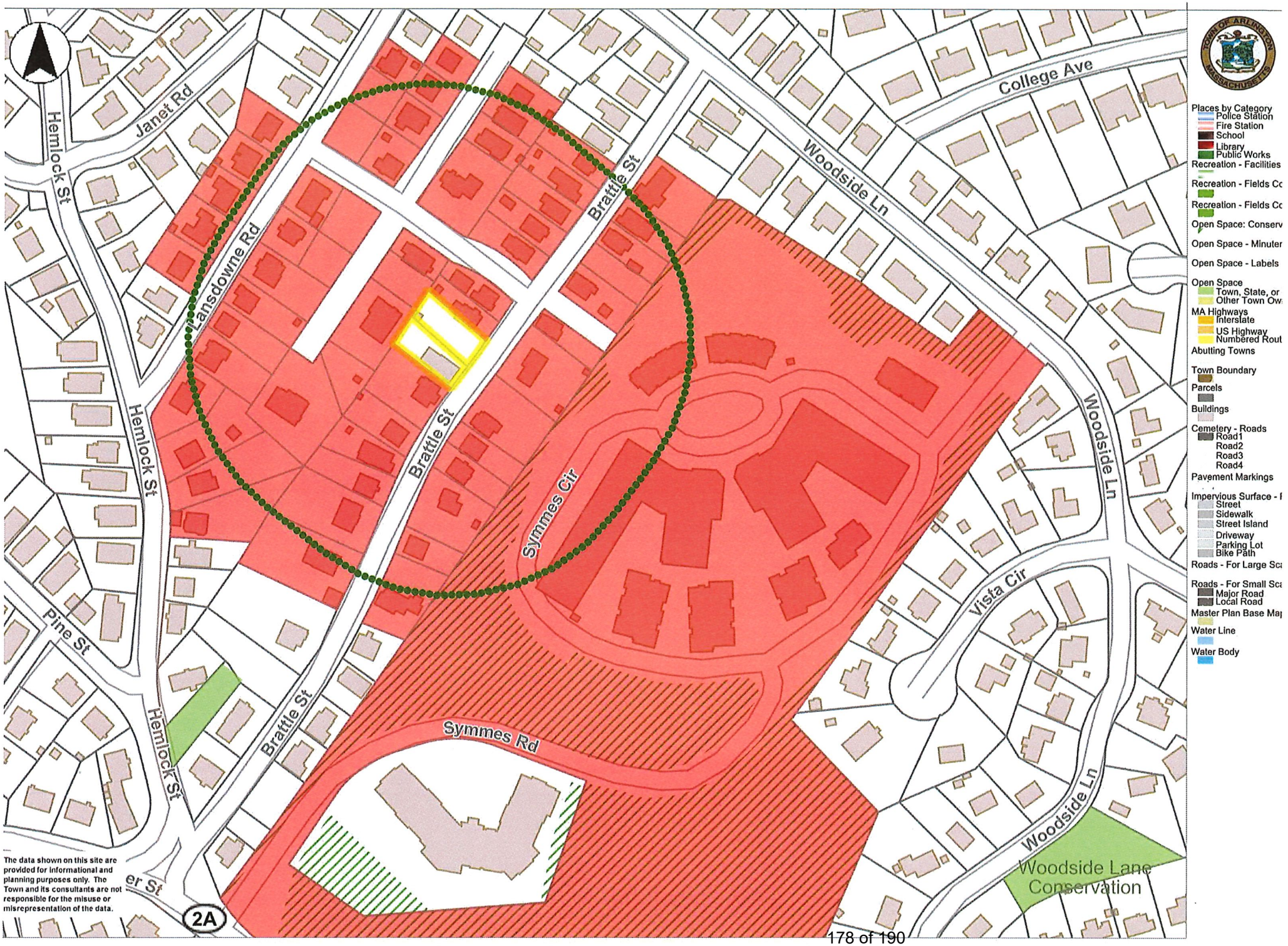
				MALING ADDRESS				
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Mailing Address 2	Town	State	Zip
89-4-3	155 BRATTLE ST	MALTBY LAURA L		155 BRATTLE ST		ARLINGTON	MA	02474
89-4-5	153 BRATTLE ST	BAGHDADI REZA	SOLOUKI SAEIDEH	153 BRATTLE ST		ARLINGTON	MA	02474
89-4-6	149 BRATTLE ST	BYRD MATTHEW & MARY KATHERINE		149 BRATTLE ST		ARLINGTON	MA	02474
89-4-7	145 BRATTLE ST	COPITHORNE ARTHUR W		145 BRATTLE ST		ARLINGTON	MA	02474
89-4-9	137 BRATTLE ST	VASIC ALEKSANDAR & JELENA		137 BRATTLE ST		ARLINGTON	MA	02474
89-4-10	133 BRATTLE ST	TSOMO NAWANG		39 MONTROSE ST	APT #1	SOMERVILLE	MA	02143
91-2-10	34 LANSDOWNE RD	BARREIRA STEVEN J & THY L		34 LANSDOWNE RD		ARLINGTON	MA	02474
91-2-11	30 LANSDOWNE RD	DE FILIPPO PAUL J	DE FILIPPO MICHELE LEE	30 LANSDOWNE RD		ARLINGTON	MA	02474
91-2-13	26 LANSDOWNE RD	MOLEA PRICILLA N/TRUSTEE	PRISCILLA MOLEA TRUST	26 LANSDOWNE RD		ARLINGTON	MA	02474
91-2-14	20 LANSDOWNE RD	BERGANTINO ANGELO A--ETAL	BERGANTINO PAULINE M/TRS	20 LANSDOWNE RD	BERGANTINO TRUST	ARLINGTON	MA	02474
91-3-2	42 ROCKLAND AVE	KULKARNI ASHISH A &	RAO POORNIMA S	7 HENNESSEY DR		ACTON	MA	01720
91-3-3	38 ROCKLAND AVE	GOTTLIEB MEGAN &	THOMENIUS MICHAEL	38 ROCKLAND AVE		ARLINGTON	MA	02474
91-3-4	34 ROCKLAND AVE	LIMANI FATON	URUCI-LIMANI GERTA	34 ROCKLAND AVE		ARLINGTON	MA	02474
91-3-5	43 MILLETT ST	LUONGO CHERYL A/ TRUSTEE	COLMAN THREE REVOCABLE TRUST	43 MILLETT ST		ARLINGTON	MA	02474
91-3-6	0-LOT LANSDOWNE RD	LUONGO CHERYL A / TRUSTEE	COLMAN THREE REVOCABLE TRUST	43 MILLETT ST		ARLINGTON	MA	02474
91-3-7	0-LOT LANSDOWNE RD	SENTER REBECCA K & TIMOTHY J		53 LANSDOWNE RD		ARLINGTON	MA	02474
91-3-8	53 LANSDOWNE RD	SENTER REBECCA K & TIMOTHY J		53 LANSDOWNE RD		ARLINGTON	MA	02474
91-4-2	45 ROCKLAND AVE	INGENERI ANGELO & HELEN/ TRS	AH INGENERI 2020 REVOCABLE TR	45 ROCKLAND AVENUE		ARLINGTON	MA	02474
91-4-3	41 ROCKLAND AVE	STATHOPOULOS GEORGIOS N	STATHOPOULOS ANNATOULA A	41 ROCKLAND AVE		ARLINGTON	MA	02474
91-4-4	37 ROCKLAND AVE	MACGILLIVRAY ROBERT V	MACGILLIVRAY RACHELLE M	37 ROCKLAND AVENUE		ARLINGTON	MA	02474
91-4-5	29 ROCKLAND AVE	ALESSE REALTY TRUST		20 ROCKLAND AVE		ARLINGTON	MA	02474
91-4-8	21 MILLETT ST	CURRO JOSEPH A JR	MONCEVICZ LISA	21 MILLETT STREET		ARLINGTON	MA	02474
91-4-9	172 BRATTLE ST	MORGAN JANE P	ZAWILSKI KEVIN	172 BRATTLE ST		ARLINGTON	MA	02474
91-4-10	174 BRATTLE ST	CROWLEY STEPHEN J	CROWLEY SHEA MAURA	174 BRATTLE ST		ARLINGTON	MA	02474
91-4-11	176 BRATTLE ST	LAMBERT BRETT/MICHELLE		176 BRATTLE STREET		ARLINGTON	MA	02474
91-4-12	180 BRATTLE ST	ROBBINS JANICE L/ TRUSTEE	JANICE ROBBINS REVOCABLE TRUST	180 BRATTLE ST		ARLINGTON	MA	02474
91-6-1	169 BRATTLE ST	DOHERTY DONALD J JR		169 BRATTLE ST		ARLINGTON	MA	02474
91-6-2	0-LOT BRATTLE ST	DOHERTY DONALD J JR		169 BRATTLE STREET		ARLINGTON	MA	02474
91-6-3	175 BRATTLE ST	FLESCH WILLIAM	QUINNEY LAURA	175 BRATTLE STREET		ARLINGTON	MA	02474
91-6-4	177 BRATTLE ST	DALTON JOSEPH W/CARA N		177 BRATTLE ST		ARLINGTON	MA	02474
91-6-5	179 BRATTLE ST	FITZPATRICK JOSEPH M	FITZPATRICK ELIZABETH M	179 BRATTLE STREET		ARLINGTON	MA	02474
91-7-1	29 LANSDOWNE RD	COSTELLO CHRISTOPHER	COSTELLO ANITA	29 LANSDOWNE RD		ARLINGTON	MA	02474
91-7-2	33 LANSDOWNE RD	BOYD STEPHEN ALAN	BOYD KENDRA ELEANOR	33 LANSDOWNE RD		ARLINGTON	MA	02474

CERTIFIED ABUTTERS LIST
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Parcel ID:	**Property Location**	**Owner 1**	**Owner 2**	**Mailing Address 1**	**Mailing Address 2**	**Town**	**State**	**Zip**
91-7-3	0-LOT ROCKLAND AVE	BOYD STEPHEN ALAN	BOYD KENDRA ELEANOR	33 LANSDOWNE RD		ARLINGTON	MA	02474
91-7-4	0-LOT ROCKLAND AVE	COSTELLO CHRISTOPHER & ANITA		29 LANSDOWNE RD		ARLINGTON	MA	02474
91-8-1	0-LOT ROCKLAND AVE	GILBERT VANCE/DILL DEBORAH		17 ROCKLAND AVE		ARLINGTON	MA	02474
91-8-2	17 ROCKLAND AVE	GILBERT VANCE/DILL DEBORAH		17 ROCKLAND AVE		ARLINGTON	MA	02474
91-8-3	168 BRATTLE ST	NASHED HODA M		168 BRATTLE STREET		ARLINGTON	MA	02474
91-8-4	164 BRATTLE ST	TRANI JOHN G & THERESA M		164 BRATTLE ST		ARLINGTON	MA	02474
91-9-1	165 BRATTLE ST	LUSK SARAH L/TRUSTEE	2018 SARAH L LUSK REVOCABLE TR	165 BRATTLE STREET		ARLINGTON	MA	02474

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

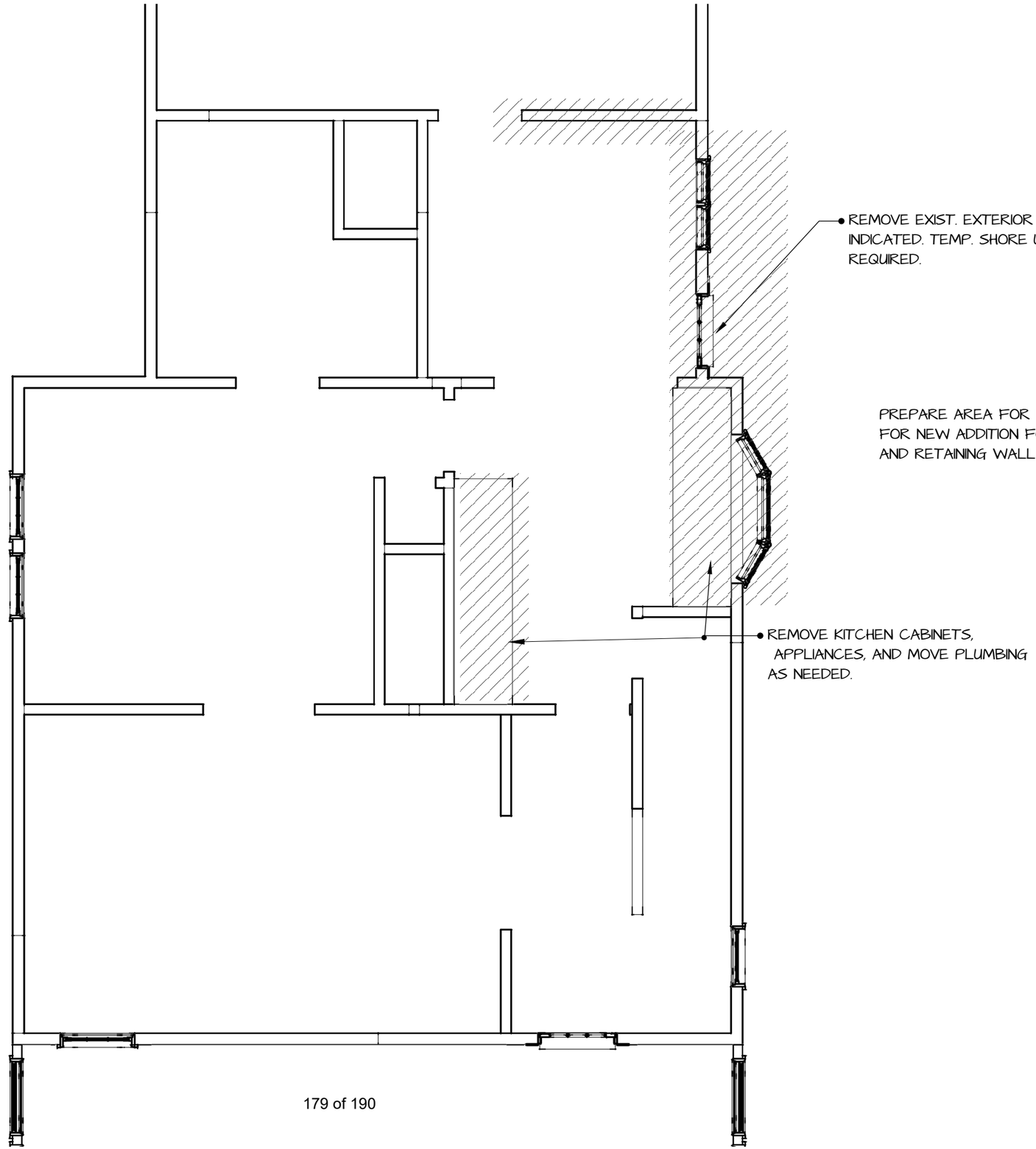
Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave
Arlington, MA 02476
P: 781.316.3050
E: assessors@town.arlington.ma.us



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

250 500 ft

Printed on 04/08/2025 at 11:04 AM



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PROPERTY (
THESE DOC
GUY DIXON ARCHITECT

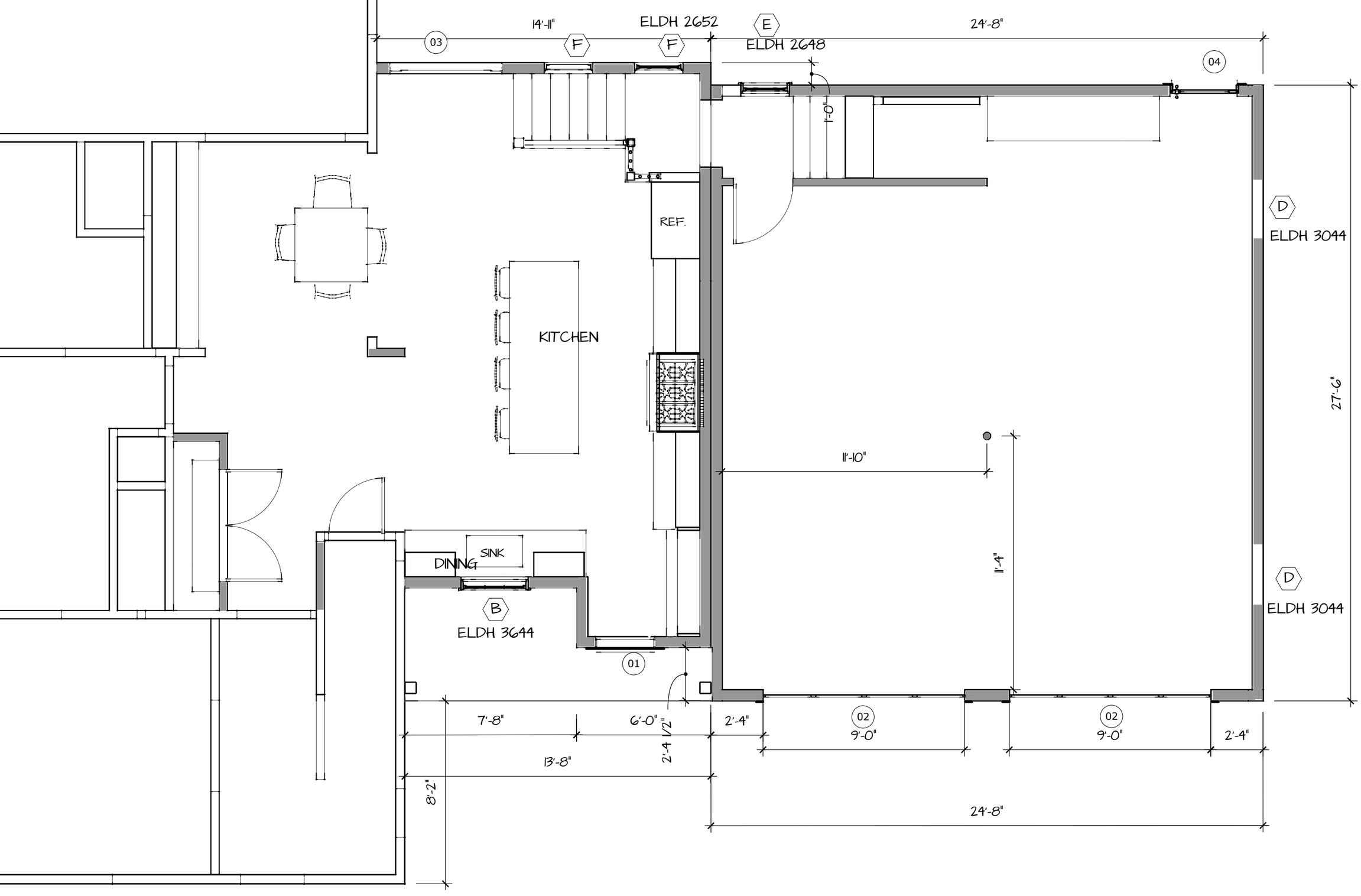
GUY DIXON, AIA
RESIDENTIAL ARCHITECTURE
781-218-9489
guydixonarchitect@gmail.com

DiAngelis Residence
156 Brattle St.
Arlington, MA 02476

FIRST FLOOR DEMO/ EXISTING

04/05/2025

D-1.1



GUY DIXON, AIA
RESIDENTIAL ARCHITECTURE
781-218-9489
guydixonarchitect@gmail.com

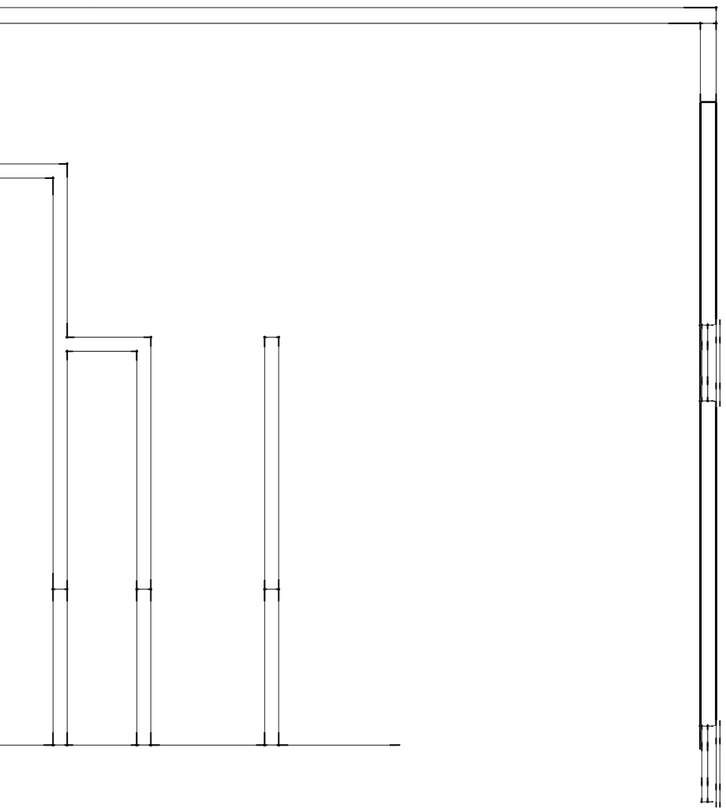
DiAngelis Residence
156 Brattle St.
Arlington, MA 02476

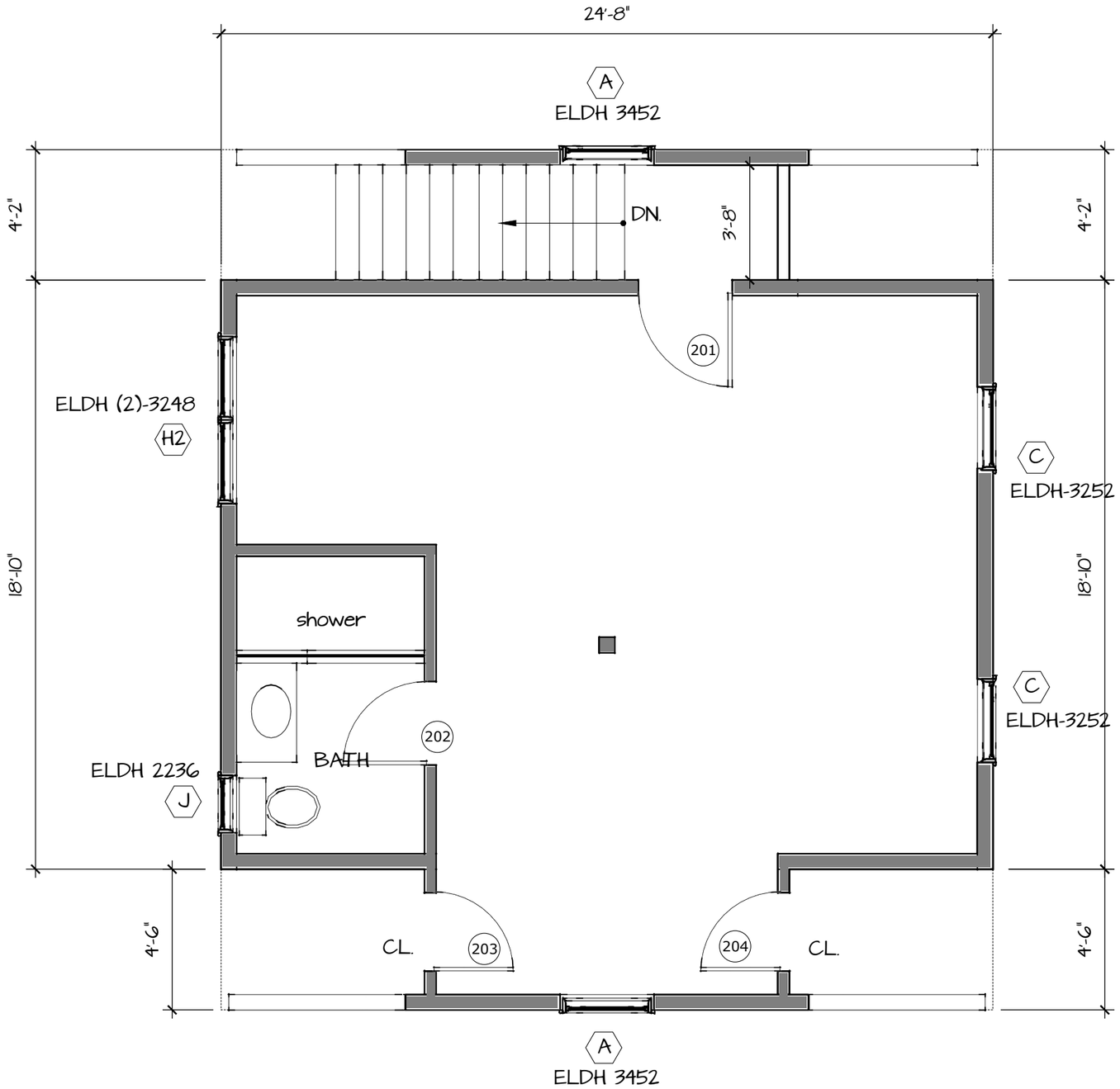
FIRST FLOOR

04/05/2025

A-1.1

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GUY DIXON, AIA
RESIDENTIAL ARCHITECTURE
781-218-9489
guydixonarchitect@gmail.com

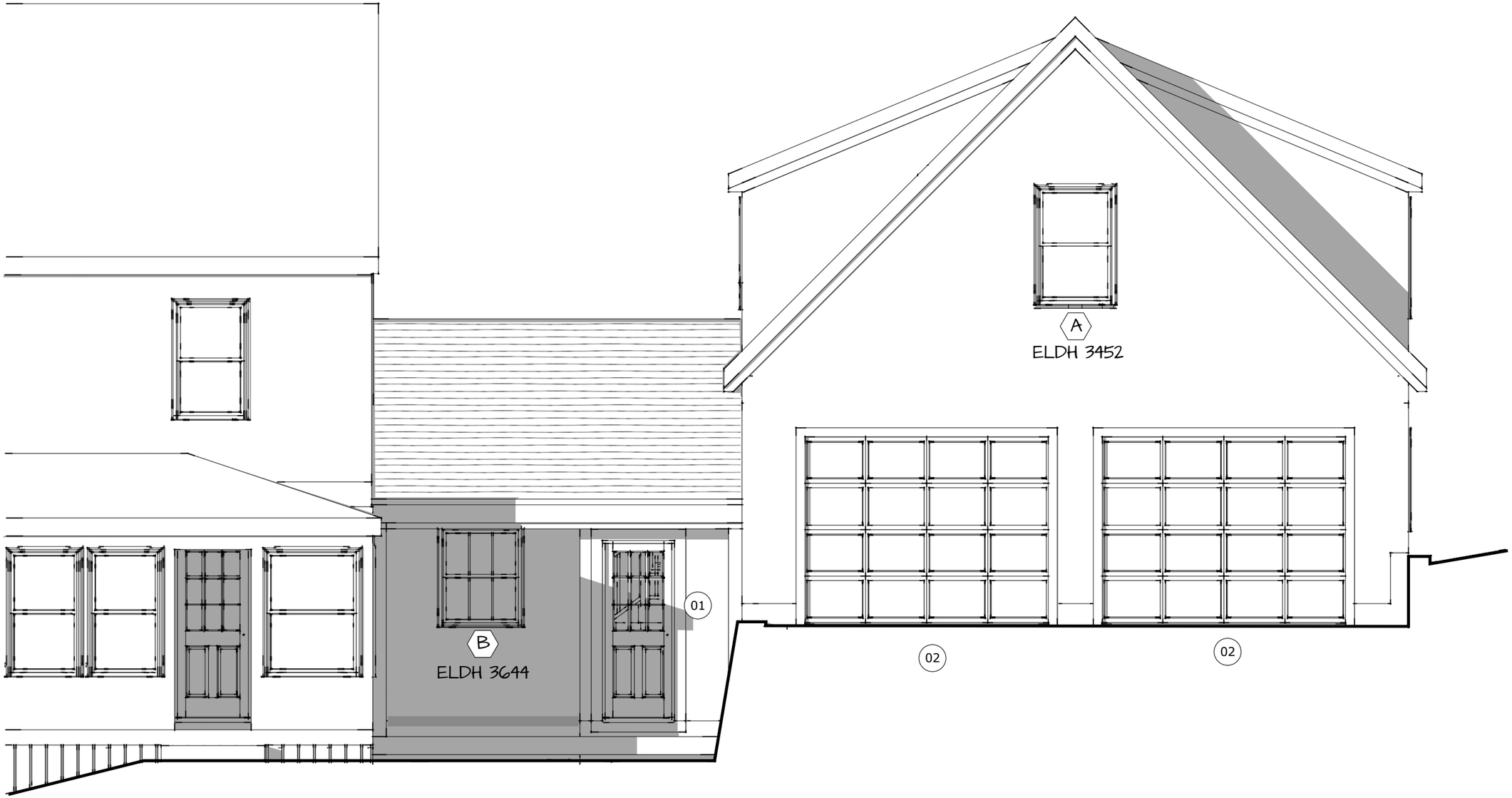
DiAngelis Residence
156 Brattle St.
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SECOND FLOOR

04/05/2025

A-1.2

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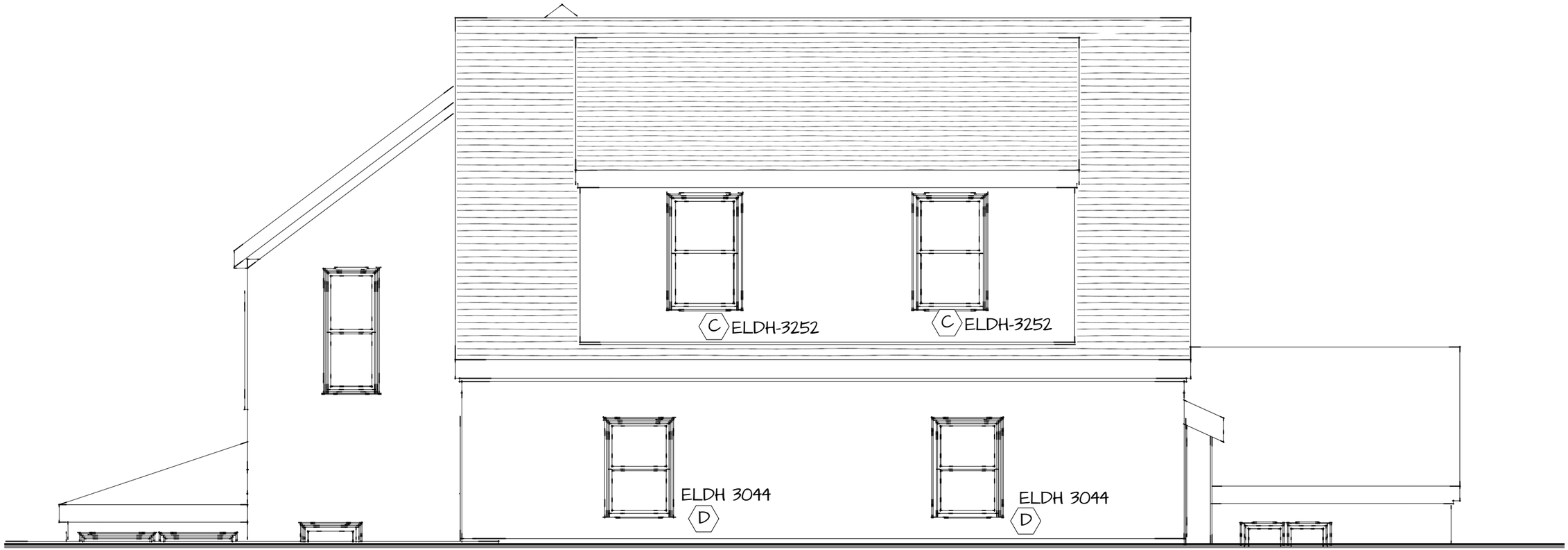
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FRONT ELEVATION

04/05/2025

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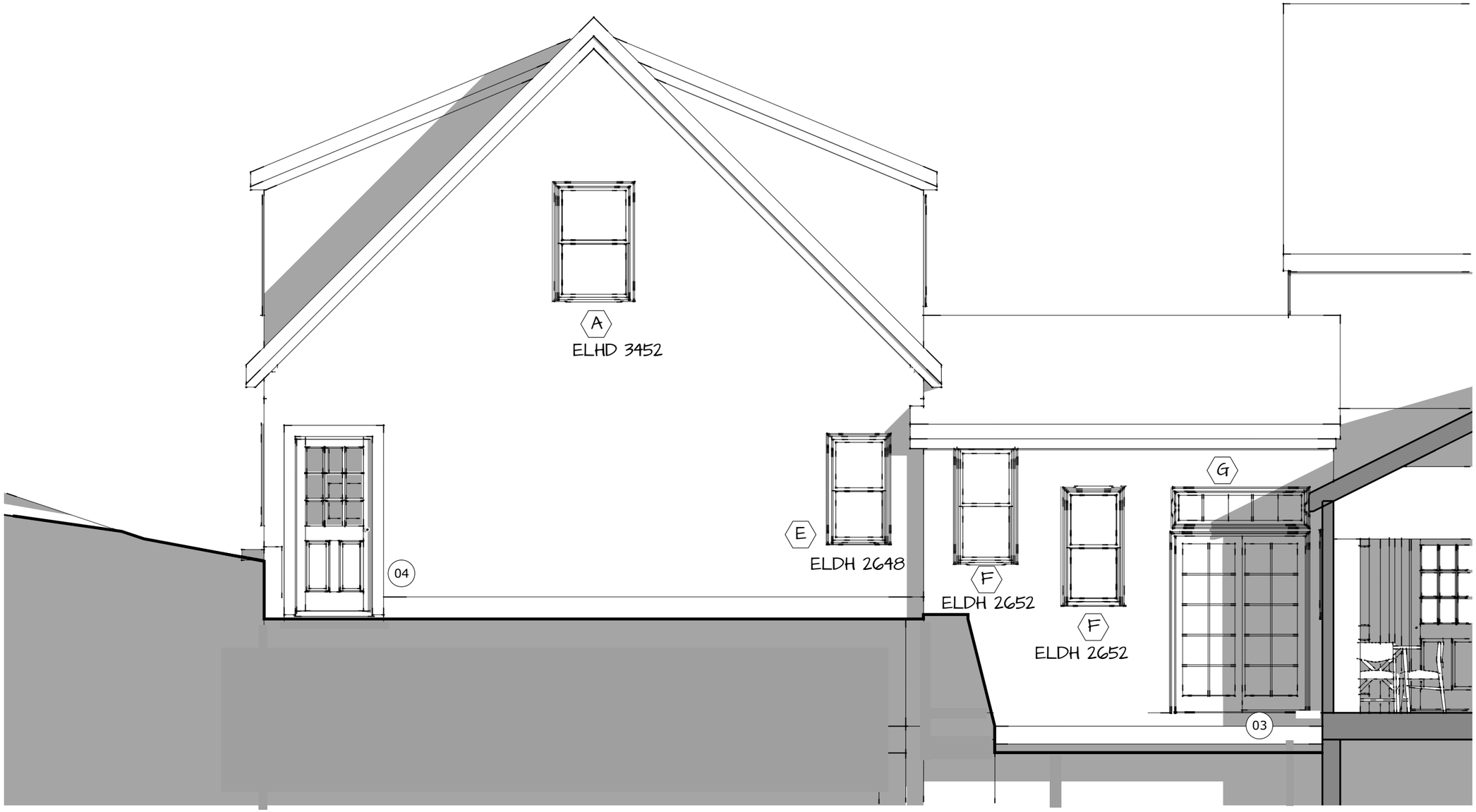
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SIDE ELEVATION

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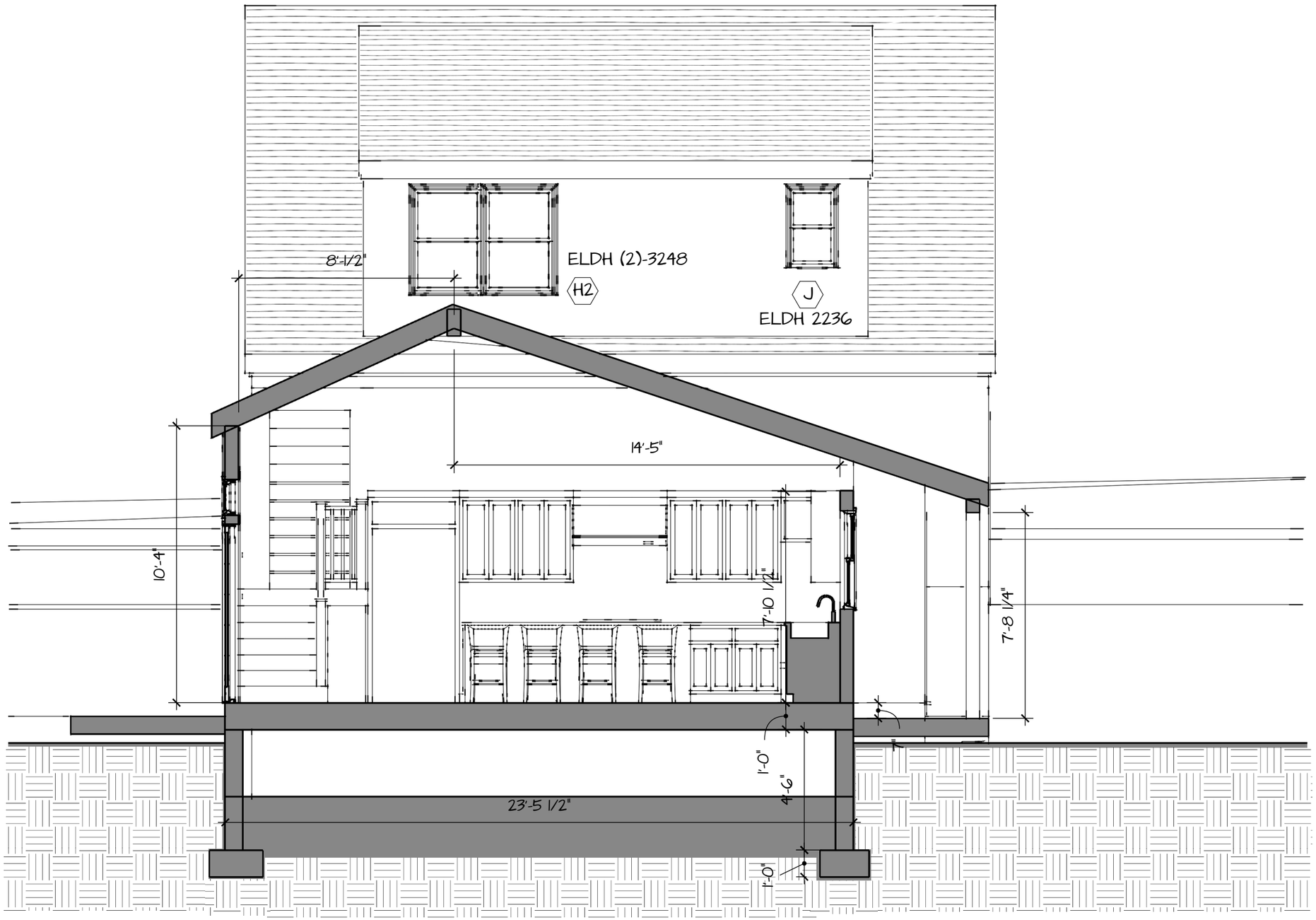
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REAR ELEVATION

04/05/2025

A-2.3

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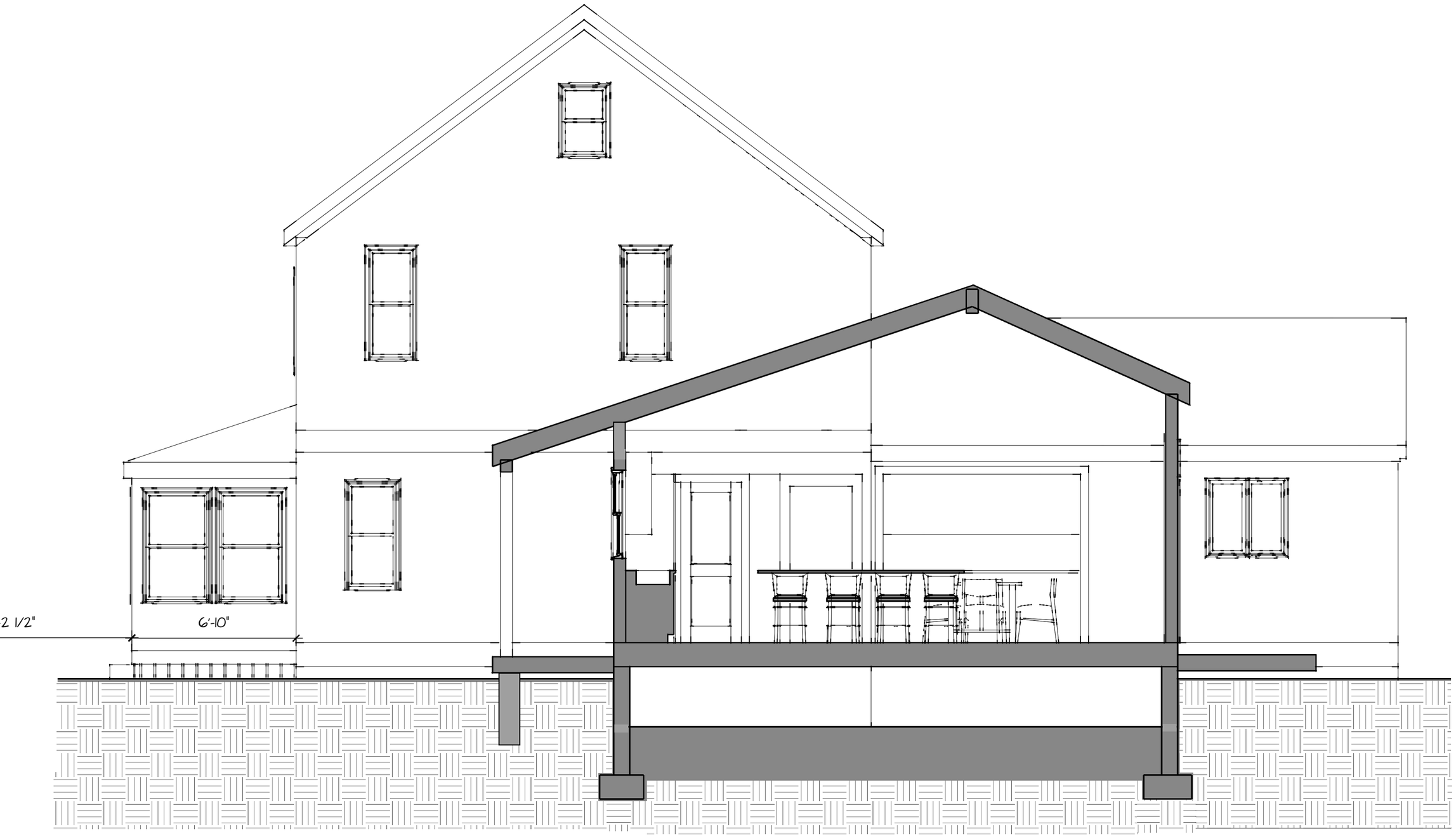
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KITCHEN CROSS SECTION

04/05/2025

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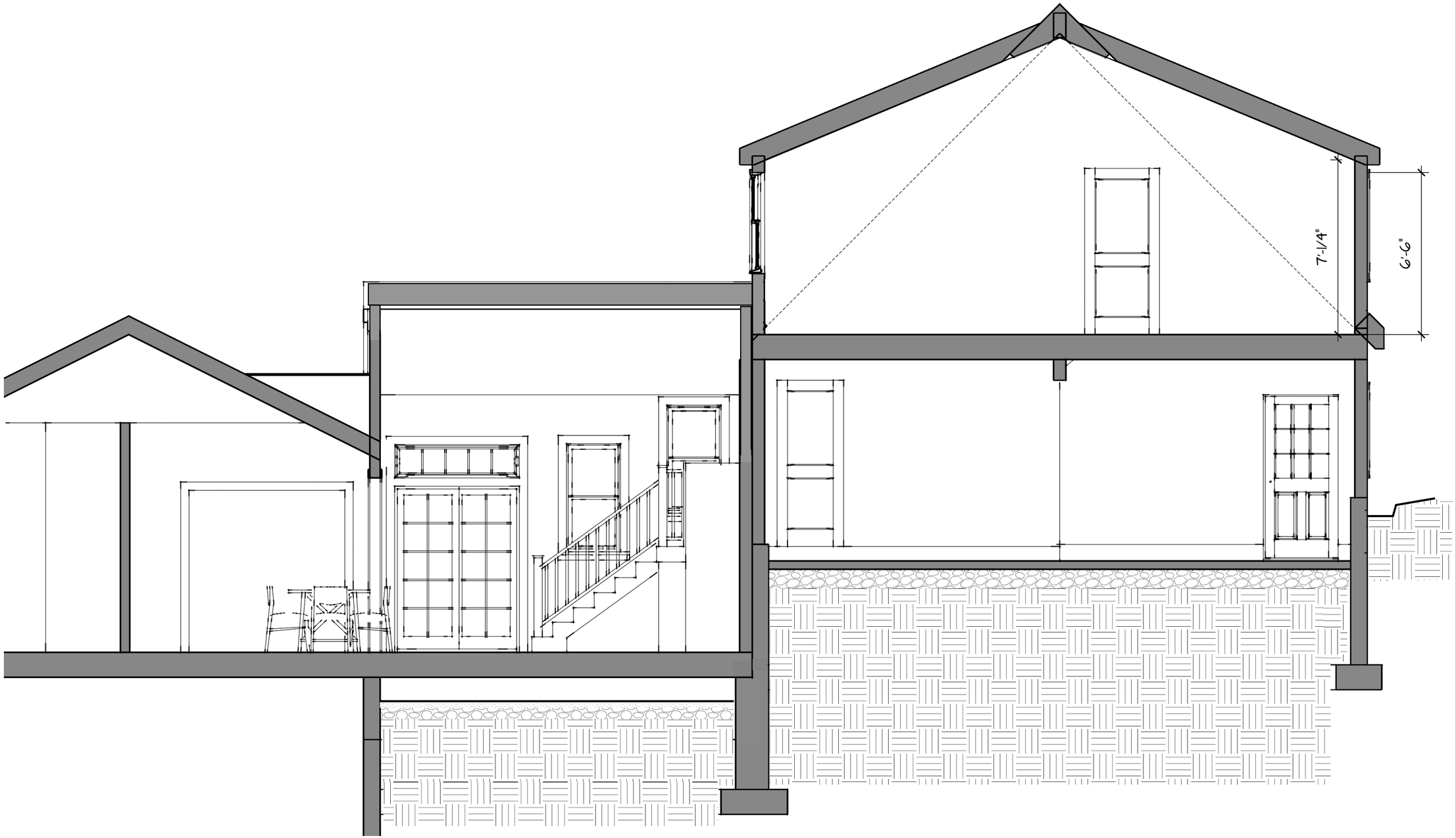
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KITCHEN CROSS SECTION

04/05/2025

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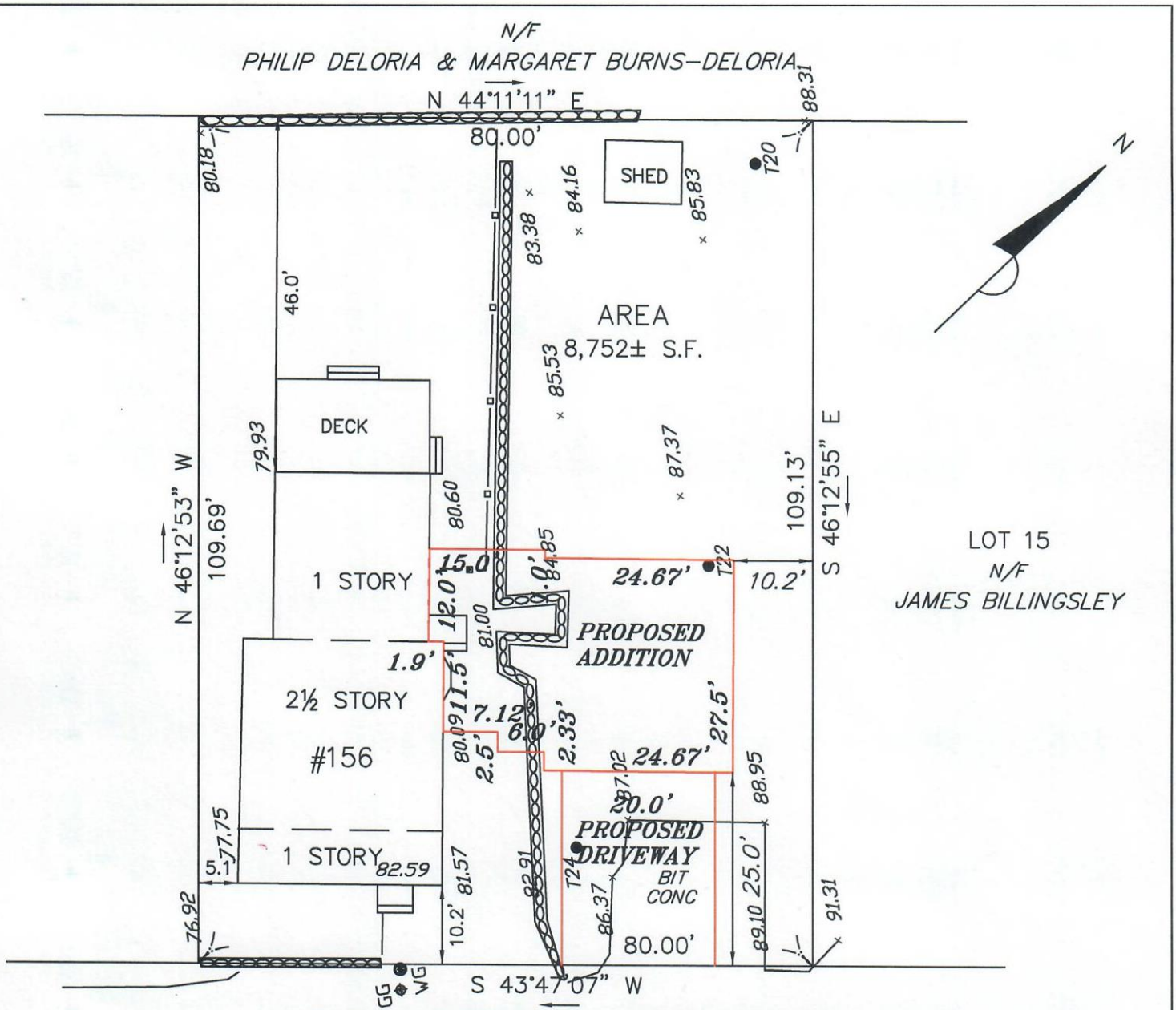
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GARAGE SECTION

04/05/2025

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EXIST. IMPERVIOUS = 2,199± S.F.
PROP. IMPERVIOUS = 2,812± S.F.

OWNER: JOHN & SALLY DIANGELIS

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

COMMONWEALTH OF MASSACHUSETTS
SCOTT C. LYNCH
NO 51636
PROFESSIONAL LAND SURVEYOR
7/11/2023

SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#156 BRATTLE STREET
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 7/11/2023

0 20 40 60 ft

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648–5533

571PP2.DWG

DMH

CALCULATION FOR FLOOR AREA WORKSHEET

Arlington, MA

ADDRESS 156 Brattle St **NUMBER OF UNITS** 1

Arlington, MA

R-1. Zone

ZONING DISTRICT	MIN BUILD LOT AREA	ANY PROPOSED SQUARE FOOTAGE NOTED BELOW WILL TRIGGER SITE PLAN REVIEW UNDER SECTION 9.5
RDA	20,000 SF	6,000 SF
~~RDB~~	~~10,000 SF~~	~~5,000 SF~~
RDC	15,000 SF	NA
RG - Single Family	~~6,500 SF~~	~~3,600 SF~~
RG - Duplex	11,000 SF	3,600 SF

COUNTED SPACE	EXISTING	PROPOSED
*BASEMENT	0	0
**GARAGE	0	610
FIRST FLOOR	1072	1398
SECOND FLOOR	575	1128
***ATTIC	0	0
ENCLOSED PORCH(OR SUNROOM(S)	178	178
TOTAL	1825	3314

ADDITIONAL STRCUTURES	EXISTING	PROPOSED
OPEN DECKS	240	240
OPEN PORCHES		
HEDS FOR STORAG	80	80

USE SQUARE FEET WHEN MEASURING

* ceiling height of 6'8' or higher and 50% above grade counts toward floor area

** attached or detached 50% above grade counts toward floor area

*** ceiling height of 7' or higher counts toward floor area

ARCHITECT Robert G Dixon ARCHITECT Guy Dixon AIA

IMPERVIOUS SURFACES:

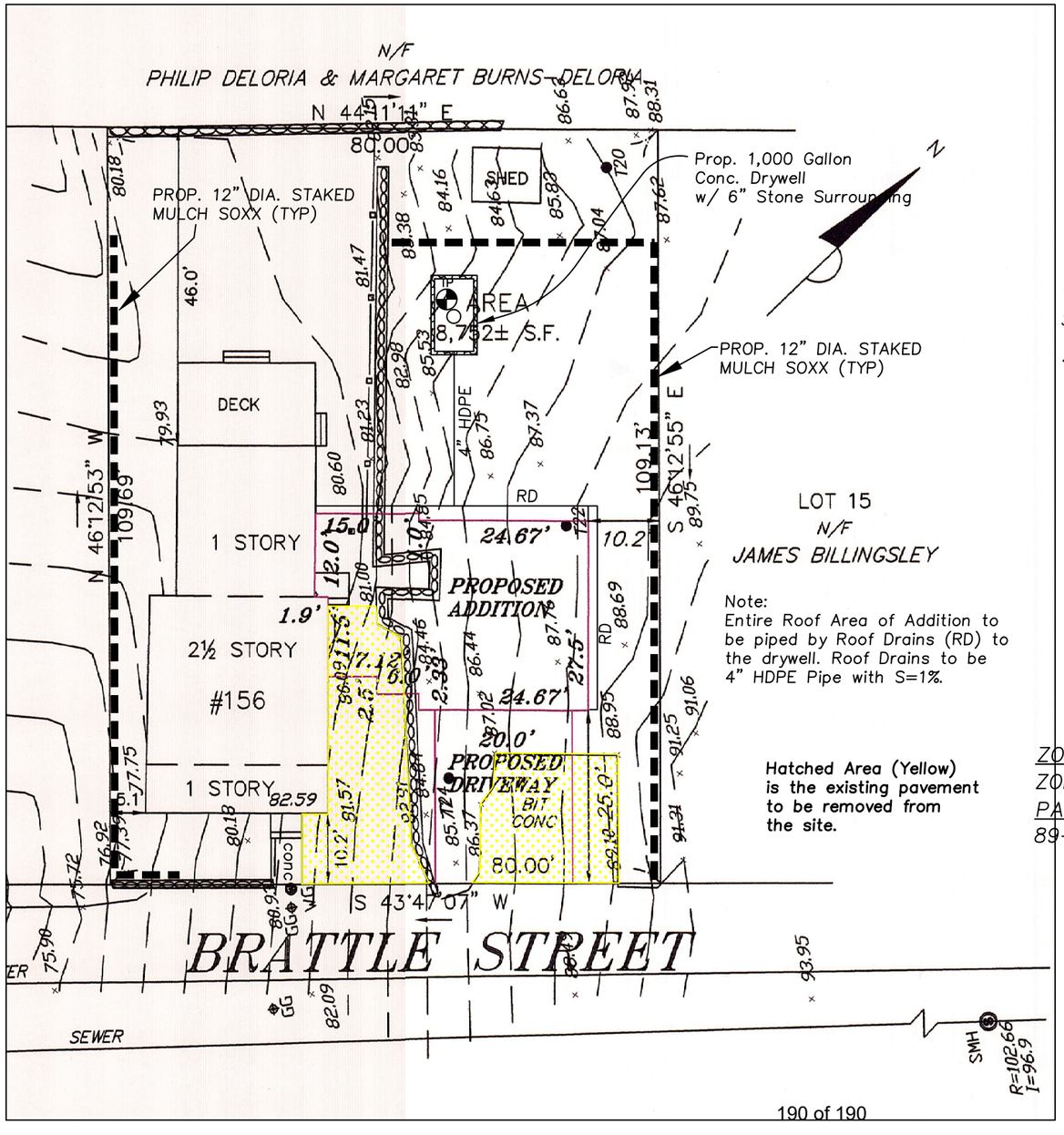
	EXISTING (SF)	PROPOSED (SF)	ALTERATION (SF)
SHED:	80	80	+ 0
BUILDING FOOTPRINT:	1,250	2,284	+ 1,034
PAVEMENT:	921	500	– 421
CONC. WALKWAY:	28	28	+ 0
TOTAL IMPERVIOUS:	2,279	2,892	+ 612

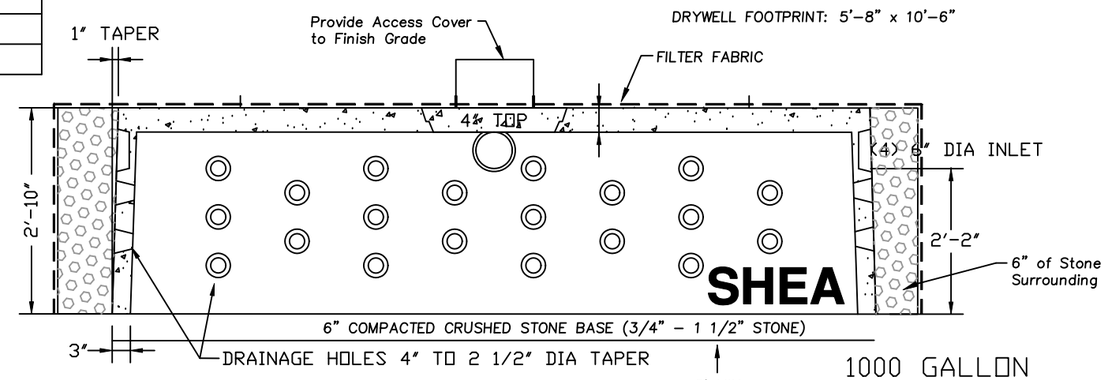
SCHEDULE OF DRYWELL ELEVATIONS:

TOP OF DRYWELL	84.00'
INV. INTO DRYWELL	83.34'
BOTTOM OF DRYWELL	81.17'
BOTTOM OF 6" STONE BASE	80.67'

PLOT PLAN REFERENCE:

PLOT PLAN INFORMATION, EXCLUDING THE DRAINAGE AND EROSION CONTROL MEASURES WERE TAKEN FROM A PLOT PLAN PREPARED BY ROBER SURVEY, DATED 11/19/2024.





1000 GALLON DRY WELL JUMBO (H-10)

N.T.S.

DRAINAGE NOTES:

1) *3/4"–1 1/2" CRUSHED STONE TO BE PLACED ON ALL SIDES OF THE DRYWELL.*
2) *FILTER FABRIC TO WRAP THE SIDEWALL AND TOP OF THE DRAINAGE FACILITY*
3) *HORIZON A & HORIZON B LAYER SHALL BE EXCAVATED AND REMOVED FROM THE ENTIRE DRAINAGE FACILITY*
4) *ACCESS MANHOLE SHALL BE PLACED WITHIN 12" OF FINISH GRADE.*

STORMWATER STORAGE REQUIRED:

MIN. STORAGE REQUIRED: 640 GALLONS
STORAGE PROVIDED: > 1,000 GALLONS (TANK + STONE)
EXCEEDS REQUIREMENT

SOILS INFORMATION:

TEST PIT WAS PERFORMED BY JOHN D. SULLIVAN III, P.E., C.S.E ON 1/28/25

TEST PIT: TH–1
ELEV.=85.0'
G.W. ELEV.<= 77.0'

0"–7"	*HOR. A SL 10 YR 3/3*
7"–26"	*HOR. Bw LS 10 YR 6/8*
26"–96"	*C–LAYER LS 2.5 Y 6/4*

MOTTLES @ NONE; WATER @ NONE

DRAINAGE SYSTEM OPERATION & MAINTENANCE PLAN

SYSTEM OWNER: JOHN & SALLY DIANGELIS (HOMEOWNERS)

RESPONSIBLE PARTY FOR MAINTENANCE: JOHN & SALLY DIANGELIS

INSPECTION TASKS:

1) ALL ROOF DOWNSPOUTS WHICH CONNECT TO THE CONCRETE DRYWELL SHALL BE INSPECTED ANNUALLY TO INSURE THE PIPING IS INTACT AND FUNCTIONNING PROPERLY.
2) THE DRYWELL SHALL BE INSPECTED ANNUALLY TO INSURE PROPER FUNCTION. THE DRYWELL COVER SHALL BE OPENED AND DIRECT OBSERVATION SHALL BE MADE TO SEE IF THERE IS ANY STANDING WATER. IF THERE IS ANY STANDING WATER, A RE–INSPECTION WILL BE MADE WITHIN 72 HOURS TO SEE IF DRAWDOWN HAS OCCURRED. IF WATER IS STILL STANDING AFTER 72 HOURS THE SYSTEM WILL REQUIRE MAINTENANCE, INCLUDING THE POTENTIAL NEED FOR REPLACEMENT.

ZONING INFORMATION:

ZONING DISTRICT: R1

PARCEL ID:
89–3–38

OWNER INFORMATION:

JOHN & SALLY DIANGELIS
156 BRATTLE STREET
ARLINGTON, MASS.



MINOR STORMWATER MANAGEMENT PERMIT

DRAINAGE PLAN
#156 BRATTLE STREET
ARLINGTON, MASS.

PREPARED BY:
SULLIVAN ENGINEERING GROUP, LLC
P.O. BOX 2004
WOBURN, MA 01888
(781) 854–8644

DATE: 3/17/25 *SCALE: 1"=20'*